



The Old Sweet Shop
24a High Street
Flamborough
YO15 1JT

GUIDE PRICE

£259,950

2 Bedroom Maisonette Flat With Ground Floor Shop

■ **Ulllyotts** ■
EST 1891

01262 401401



Bathroom



2



1



2



On Road
Parking



Gas Central Heating

The Old Sweet Shop 24a High Street, Flamborough, YO15 1JT

A beautifully presented two bedroomed maisonette flat offering generous living accommodation with an empty shop unit on the ground floor.

The accommodation benefits from a direct entrance into the shop unit / ground floor space, hallway, stairs to the first floor landing, lounge, dining kitchen, bedroom and bathroom with utility room, second floor landing, master suite with bathroom and dressing area.

Flamborough is a village and civil parish in the East Riding of Yorkshire, situated approximately 4 miles north east of Bridlington town centre on the prominent coastal feature of Flamborough Head. With the all the attractions available within walking

distance, having Danes Dyke a stone's throw away, Flamborough Lighthouse, North Landing beach, nature reserve, Flamborough outer headland, Thornwick Bay and St Oswald's Church.



Lounge



Lounge



Kitchen



Bedroom 1

Accommodation

SHOP UNIT / GROUND FLOOR AREA

26' 5" x 22' 2" (8.05m x 6.76m)

The ground floor of this property is an empty shop unit with composite front door into; two windows to the front elevation, French doors to the garden, laminate flooring and door to hall.

ENTRANCE HALL

13' 8" x 2' 8" (4.17m x 0.81m)

With Upvc door to the garden, electric panel heater, laminate flooring and stairs leading off.

FIRST FLOOR LANDING

DOORS TO:

LOUNGE

13' 8" x 12' 9" (4.17m x 3.89m)

With window to the front elevation, radiator, feature fireplace with white painted surround, granite hearth and laminate flooring.

KITCHEN

14' 1" x 9' 7" (4.29m x 2.92m)

With a modern range of wall and base units, stainless steel sink and mixer tap, granite work surface over, granite upstand, electric hob with extractor over, built-in oven and space for fridge-freezer. With window to the rear elevation, laminate flooring and radiator.

BEDROOM 2

12' 5" x 12' 2" (3.78m x 3.71m)

With window to front elevation, laminate flooring and radiator.

BATHROOM

9' 6" x 6' 8" (2.9m x 2.03m)

With 'P' shaped bath, glass shower screen, vanity hand basin and wc, laminate flooring and heated towel ladder. Door to utility room.



Bedroom 1



Bathroom



Bedroom 2



Bathroom

UTILITY ROOM

9' 8" x 3' 1" (2.95m x 0.94m)

With wall mounted gas central heating boiler, space for washing machine, storage cupboard and laminate flooring.

SCOND FLOOR LANDING

ATTIC ROOM / MASTER SUITE

BEDROOM 1

18' 3" x 14' 5" (5.56m x 4.39m)

With velux window to the rear elevation, eaves storage, two radiators, beautifully exposed brickwork creating superb feature walls, beamed ceiling, ceiling spotlighting and laminate flooring.

DRESSING AREA

13' 00" x 4' 6" (3.96m x 1.37m)

With a range of fully fitted floor to ceiling wardrobes, ceiling spotlighting and radiator.

BATHROOM

15' 3" x 8' 9" (4.65m x 2.67m)

With a panelled bath, vanity wash hand basin, low level wc, velux window to the rear elevation, radiator, laminate flooring, exposed brickwork creating a feature wall and beam features.

OUTSIDE

The property fronts onto High Street, with on street parking available. There is a side passageway leading to the rear garden where it is a generous size with seating areas, gravelled and paved with secure boundaries. There is a brick / chalk built out store which is a good size and could be used for a variety of uses.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.



Inner Hallway



Rear Garden



Shop Unit



SHOP UNIT ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

SHOP UNIT FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 49 square metres.

MAISONETTE ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

MAISONETTE FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 111 square metres.

MAISONETTE COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

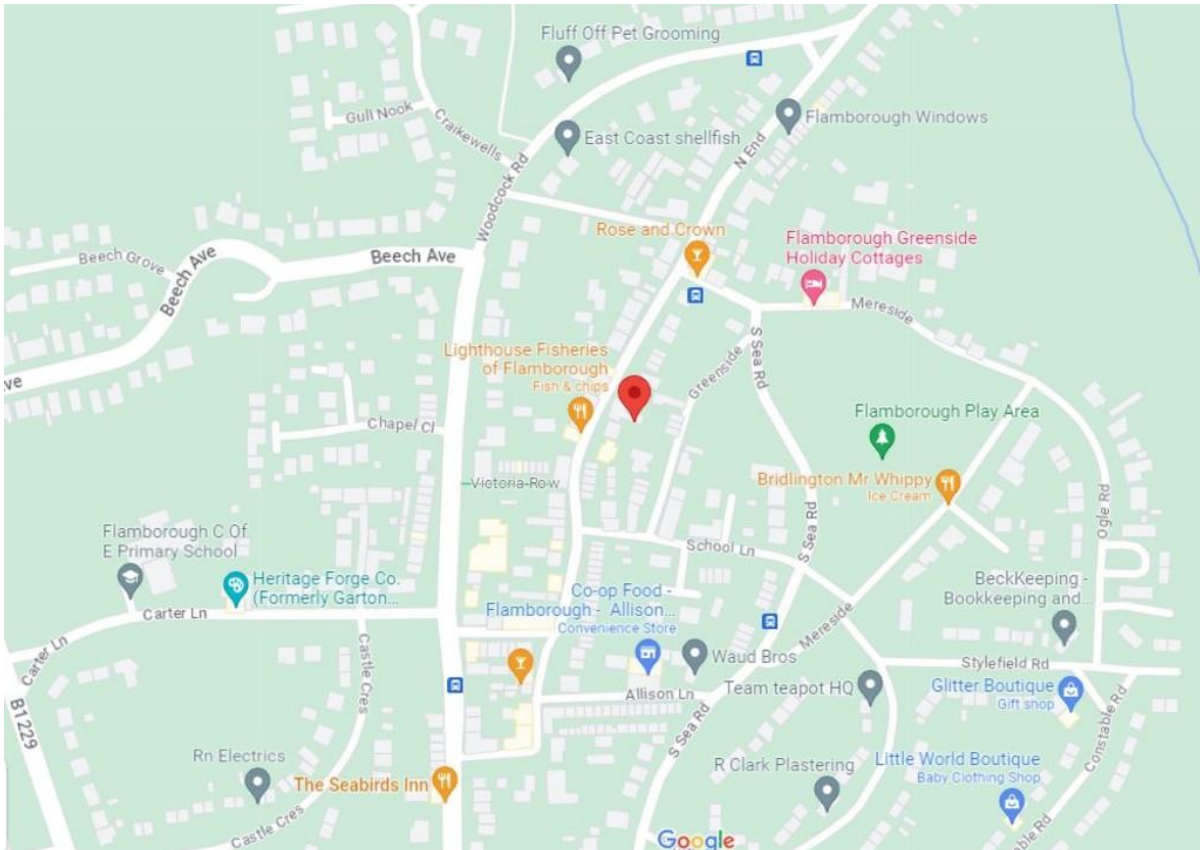
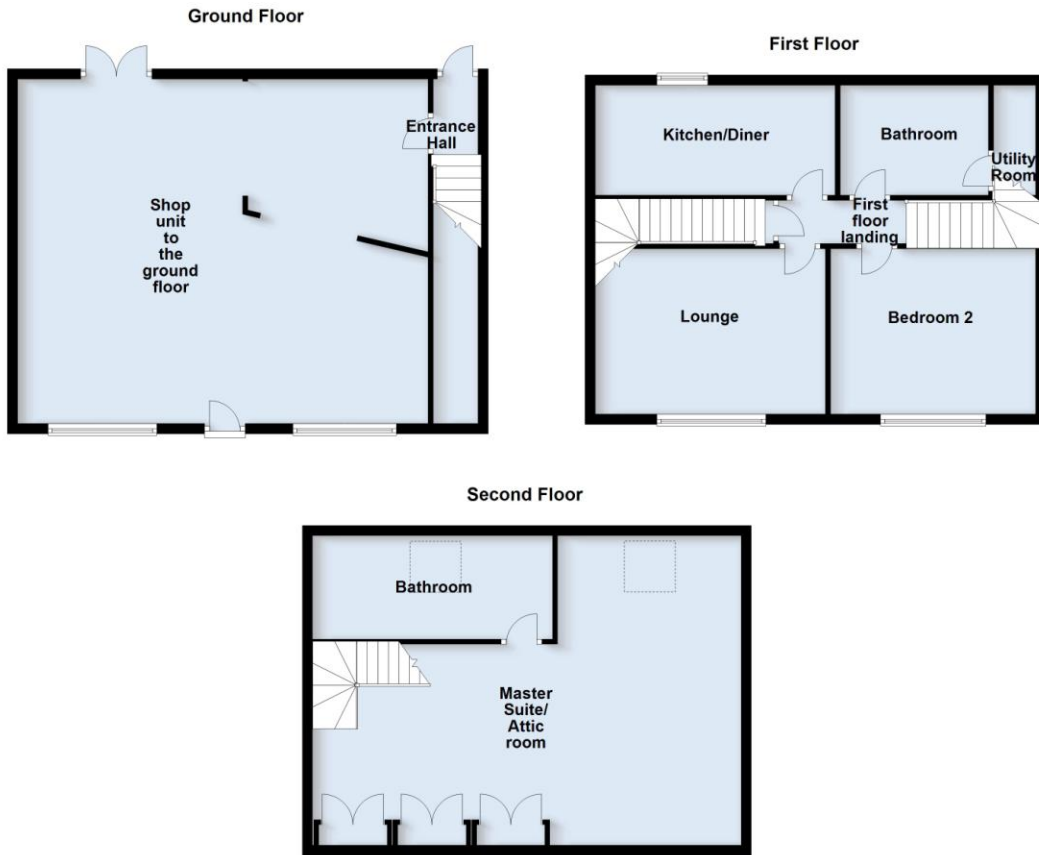
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),
is approximately



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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