



Thistledown Cottage North Stead
Court
Flamborough
YO15 1PS

ASKING PRICE OF

£220,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Outside



Off Road
Parking



Gas Central Heating

Thistledown Cottage North Stead Court, Flamborough, YO15 1PS

Forming part of this exclusive development for the over 55s, this is a delightful self-contained bungalow offering spacious accommodation which includes two bedrooms as well as two main reception rooms.

Built in 1993, this property is well equipped and has a contemporary feel. There is parking to the front as well as a communal area of courtyard to the rear.

FLAMBOROUGH

The village is steeped in the history of smugglers, caves and cliffs. The headland itself is noted by its white lighthouse and old octagonal stone lighthouse, a superb golf course and thriving village centre supported by a good array of local shops, facilities and amenities. The village attracts a substantial number of seasonal visitors wishing to explore the Northeast Yorkshire Coast.



Lounge



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE LOBBY

With further door leading into:

LOUNGE

15' 6" x 11' 4" (4.74m x 3.46m)

With feature fireplace and wall light points. Radiator.

Opening into:

DINING ROOM

8' 9" x 8' 3" (2.68m x 2.54m)

With front facing window and double panelled radiator.

KITCHEN

8' 9" x 6' 8" (2.69m x 2.05m)

Fitted with a contemporary range of kitchen units including base cupboards with worktops over and wall mounted cupboards to match. Inset one and a half bowl sink with swan neck mixer tap and integrated electric oven and grill. Gas hob with pull out extractor. Door to the communal courtyard.

MASTER BEDROOM

11' 1" x 9' 10" (3.39m x 3.00m)

With front facing window. Radiator.

EN-SUITE

With shower enclosure, low level WC and pedestal wash hand basin. Heated towel rail.

BEDROOM 2

11' 5" x 10' 2" (3.49m x 3.11m)

With front facing window. Built-in range of wardrobes. Radiator.

BATHROOM

Full panelled bath with shower over and having a glass side screen, low level WC and vanity wash basin. Fully tiled around the bath, ceramic tiled floor and heated towel rail.

OUTSIDE

To the front of the property is generous off-street parking with parking space for one vehicle. There is also useful outside storage.

To the rear of the property is an attractive area of communal patio courtyard alongside an additional communal garden.

FLOOR AREA

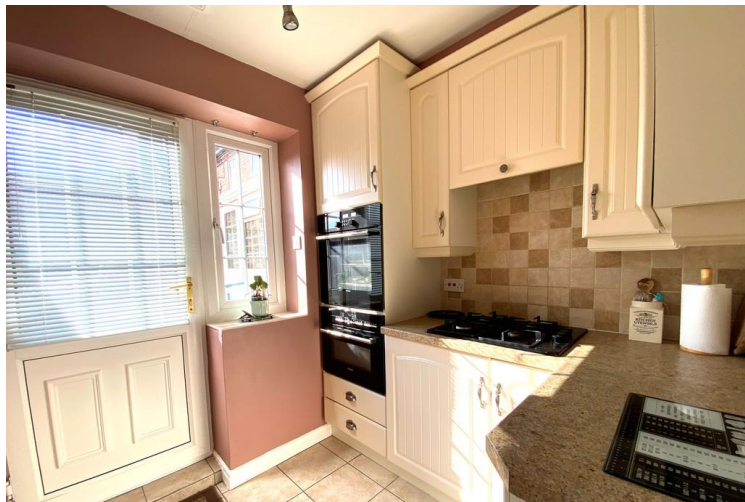
From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Kitchen



Bedroom



En-Suite



Bedroom

GROUND RENT

We understand the ground rent is payable in two instalments of £237.00.

TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

PROPERTY MAINTENANCE/GARDEN

We are informed that the property and gardens are maintained by RMG as the Management Company. The cost payable is £103.00 per month. If monies are not spent, it will be refunded at year end.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed).

NOTE

****NO FORWARD CHAIN ****

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.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property. why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Bedroom



Bathroom

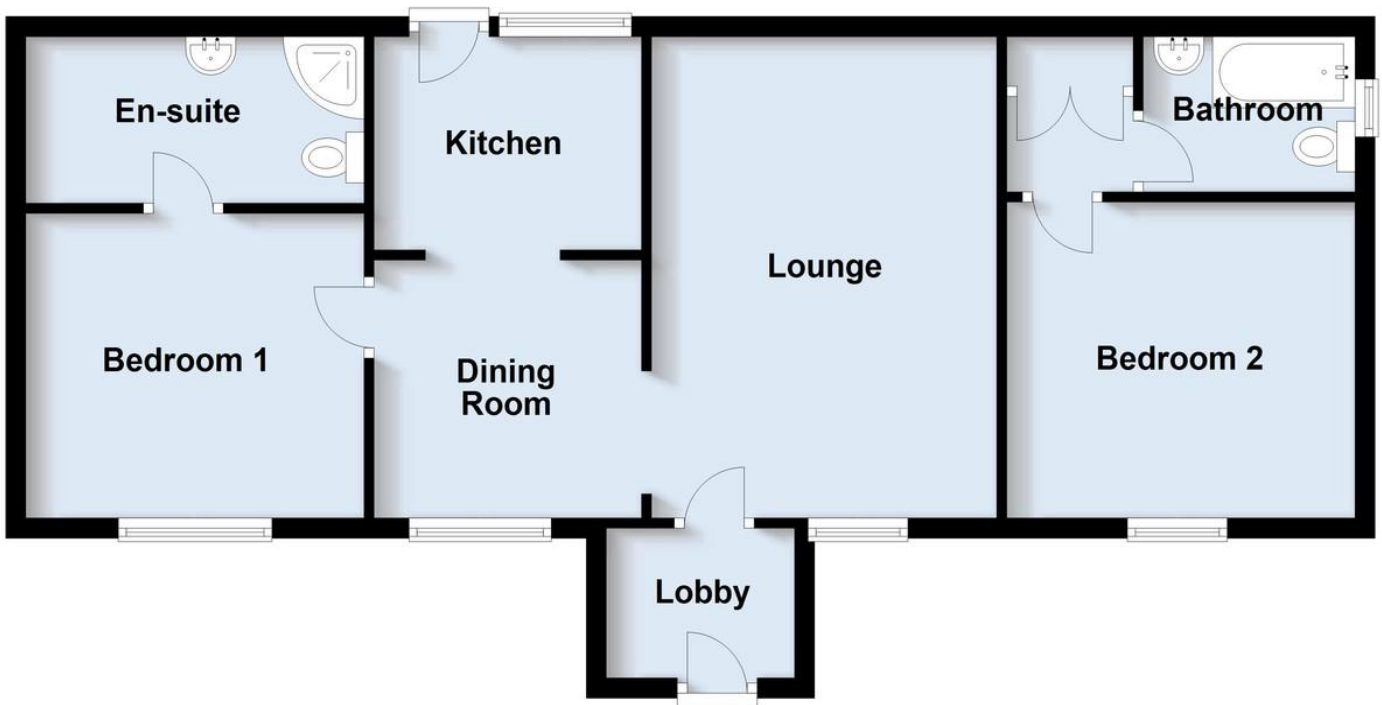


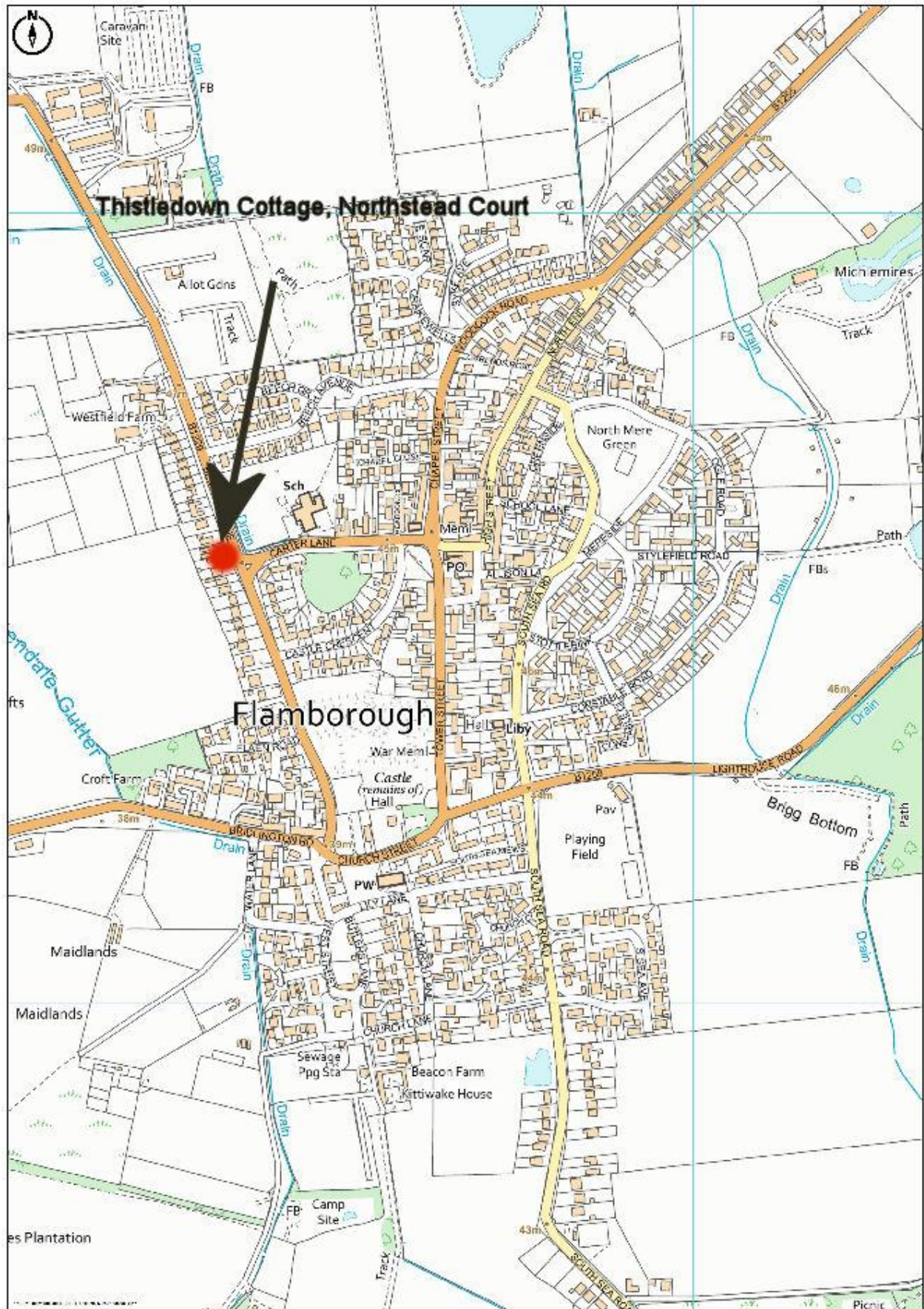
Courtyard



The stated EPC floor area, (which may exclude conservatories),
is approximately 63 sq metres.

Ground Floor





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Driffield Office

64 Middle Street South,
Driffield, 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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