



2 Southend Cottages
Burton Fleming
YO25 3PQ

ASKING PRICE OF

£249,950

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01262 401401



Front Elevation



3



1



2



On Road
Parking



Electric Heating

2 Southend Cottages, Burton Fleming, YO25 3PQ

A charming three-bedroom, mid terraced cottage situated in Burton Fleming. Originally built in 1820, this property has been renovated over a period of time by the current owners but at the same time made use of the original features. One of the cottage's best features is its large garden, a rare find in village locations. This outdoor haven stretches back from the house, offering a blend of manicured lawns, vibrant flower beds, and mature trees.

The rural setting of this property is truly delightful and ideal for those looking to get away from the hustle and bustle of the towns, yet being within a relatively short drive of their amenities.

Burton Fleming is in close proximity of Bridlington and Driffield and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. Also known as the rolling wolds the inspiration of many David Hockney paintings. The picturesque village has

its own war memorial near to the Norman Church of St Cuthbert's and community hall and benefits from a post office and a play park.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm. Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Kitchen / diner



Lounge



Lounge



Feature cooker

Accommodation

KITCHEN / DINER

13' 7" x 12' 5" (4.155m x 3.803m)

Upon entering, the cottage greets you with a cosy ambiance, characterized by exposed wooden beams and a traditional fireplace that serves as the heart of the kitchen diner. With a window to the front and rear elevation looking over the gardens with original quarry tiles used for the window sill. A range of base units with work top over, stainless steel sink and drainer with mixer tap over. Space for washing machine, slimline dishwasher and oven. Understairs storage cupboard with power and space for fridge freezer. Electric storage heater and doors to rear lobby and lounge.

LOUNGE

15' 10" x 13' 6" (4.837m x 4.139m)

With original door and beams, window to the front and rear elevations with open views. Open fire with feature brick surround and original quarry tiles on the hearth, electric storage heater and uPVC door to the garden.

REAR LOBBY

With coat hanging space, uPVC stable door to the rear garden and stairs to first floor landing.

FIRST FLOOR LANDING

A spacious landing with loft access and Georgian bar window to the front elevation.

BEDROOM 1

15' 8" x 7' 9" (4.779m x 2.376m)

With window to the rear elevation overlooking the garden, electric storage heater.

BEDROOM 2

9' 3" x 7' 5" (2.838m x 2.276m)

With window to the front elevation and electric storage heater.

BEDROOM 3

10' 11" x 5' 11" (3.348m x 1.807m)

With a window to the front elevation and electric storage heater.



View



Bedroom 1



Bedroom 3



Bedroom 2

SHOWER ROOM

7' 9" x 5' 10" (2.365m x 1.789m)

With quadrant shower with glass door and tiled surround with thermostatic shower over, wash hand basin with tiled splashback, WC, storage cupboard with pressure pump for additional shower pressure and hot water tank. Tiled effect vinyl, window to the rear elevation with quarry tile window sill.

WC

With window to the rear elevation, WC and wash hand basin.

OUTSIDE

To the front, the property sits back from the road behind a lawned area and pathway.

One of the cottage's most enchanting features is its large rear garden, which is a rare find in village locations. This outdoor haven stretches back from the house, offering a blend of manicured lawns,

vibrant flower beds, and mature apple tree. A large hard standing area provides a perfect spot for alfresco dining, while a meandering gravelled path leads to the bottom of the garden to a beautiful patch of rhubarb.

The view opens up to rolling hills and verdant fields, creating a sense of openness and connection to nature. Whether you're sipping your morning coffee on the patio or tending to the garden, the panoramic countryside views offer a stunning backdrop that changes with the seasons.

There is a septic tank also in situ in the rear garden along with two coal bunkers, log store and garden shed.

CENTRAL HEATING

Electric heating throughout Economy 7



shower room



Garden



Garden



View from Property

DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

TENURE

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

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - D

SERVICES

Water and electricity are supplied to the property

There is no mains drainage (septic tank in place)

and no gas supply to property.

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.

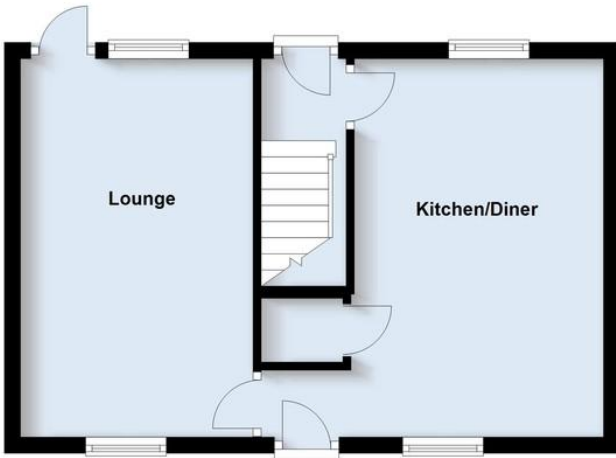
VIEWING

Strictly by appointment with Ulllyotts 01262 401401

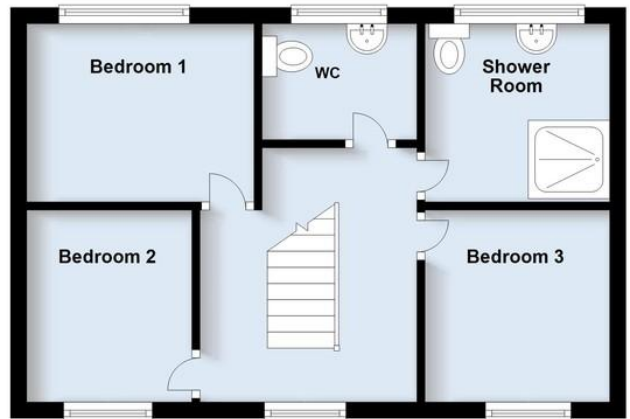
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 83 sq m

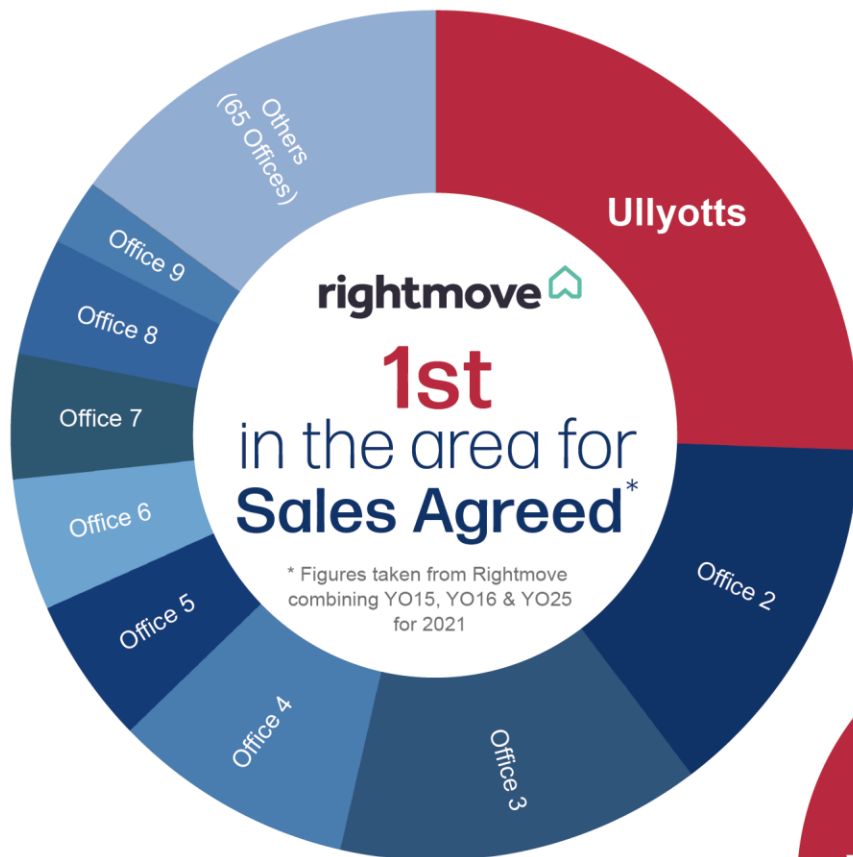
Ground Floor



First Floor



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