



Edge Newk, Woodcock Road
Flamborough
YO15 1LL

OFFERS INVITED

£375,000

4 Bedroom Detached House



Front Elevation



Edge Newk, Woodcock Road, Flamborough, YO15 1LL

This beautifully presented four bedroomed detached house benefits from an entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms to the first floor and family bathroom and large master bedroom to the second floor. The property benefits from gas central heating, uPVC double glazing, large garden, garage. Large workshop and store.

Spacious parking area.

This property is situated on Woodcock Road, which is just off Flamborough village centre. The village amenities are all within walking distance and are supported by a local primary school and bus links.

Flamborough Village is a picturesque and historic coastal village on the Yorkshire coast, famed for its dramatic

white chalk cliffs and stunning coastal scenery. The village offers a charming blend of traditional cottages, local pubs, and independent shops, alongside a warm and welcoming community. With landmarks like Flamborough Head Lighthouse and access to nature reserves such as Bempton Cliffs, it's a haven for nature lovers, bird watchers, and outdoor enthusiasts. Its unique character and breath-taking surroundings make it a delightful place to visit or call home.



Entrance Hall



Kitchen



Dining Room



Lounge

Accommodation

ENTRANCE PORCH

8' 9" x 2' 9" (2.67m x 0.84m)

With uPVC door into, tiled flooring, door to entrance hall.

ENTRANCE HALL

14' 11" x 9' 00" (4.55m x 2.74m)

A spacious entrance hall with oak flooring which continues throughout the majority of the ground floor, radiator, under stairs storage cupboard, stairs leading to the first floor landing and door to the lounge and kitchen.

KITCHEN

18' 00" x 8' 9" (5.49m x 2.67m)

With a modern range of wall, base and drawer units with oak worktops over, two wine racks, space for free standing range cooker with extractor fan over, space for dishwasher, built in fridge freezer, a 1 1/2 bowl ceramic sink and mixer tap sits beneath a window to the side elevation along with an additional window to the rear allowing lots of natural light along with ceiling spotlighting, tiled splash back, oak flooring, radiator and a side uPVC door to garden. Opening into dining room.

DINING ROOM

16' 3" x 11' 7" (4.95m x 3.53m)

A cosy dining room with the main focal point being a brick fireplace with wood burning stove in situ, oak beam, radiator and double doors to the lounge and French doors to garden.

LOUNGE

15' 2" x 11' 1" (4.62m x 3.38m)

With square bay to front elevation, radiator, feature cast fire place with timber surround and fitted mirror and wall lighting.

LANDING

With a window to the side elevation and doors to:

BEDROOM 2

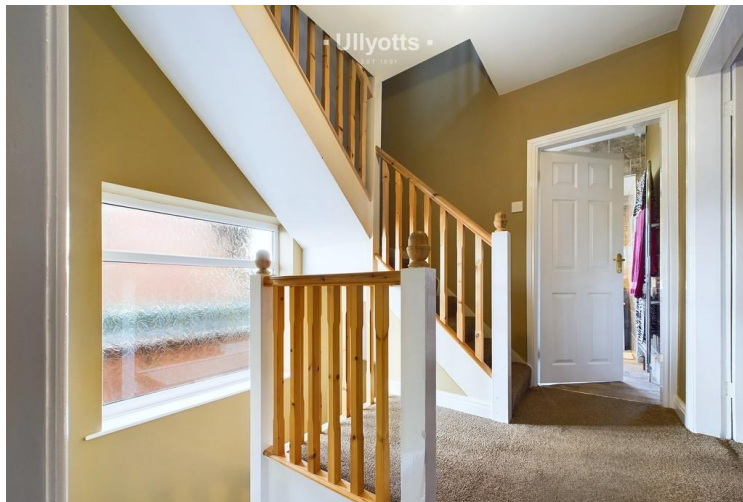
14' 8" x 11' 2" (4.47m x 3.4m)

With square bay to front elevation and radiator.

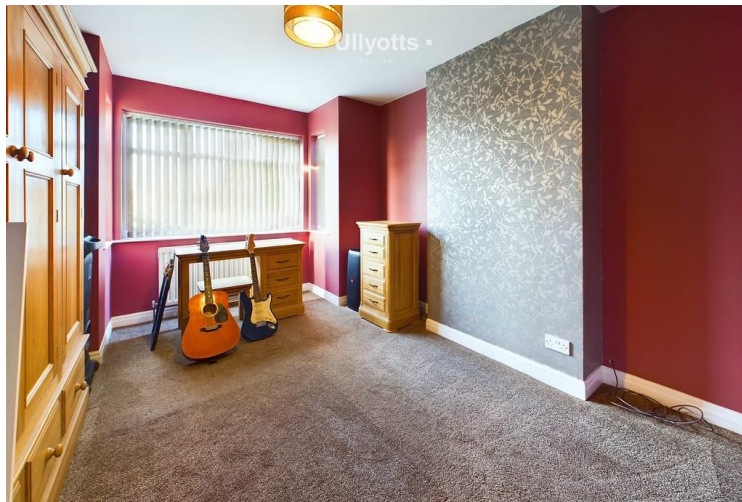
BEDROOM 3

12' 3" x 11' 7" (3.73m x 3.53m)

With a window to the rear elevation overlooking to rear garden and radiator.



Landing



Bedroom 2



Bedroom 3



Bedroom 4

BEDROOM 4

8' 10" x 6' 11" (2.69m x 2.11m)

With window to rear elevation overlooking the rear garden and radiator.

BATHROOM

9' 4" x 7' 11" (2.84m x 2.41m)

With modern white suite comprising clawed feet bath with taps and shower attachment, low level wc, pedestal wash hand basin, shower cubicle with electric shower and glass shower screen, part tiled walls, vinyl flooring, window to front elevation, ceiling spotlighting and heated towel ladder.

SECOND FLOOR

SECOND FLOOR LANDING

Into master bedroom.

MASTER BEDROOM

19' 00" x 14' 2" (5.79m x 4.32m)

With radiator, two Velux windows one to the front and one to the rear elevations and ceiling spotlighting.

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 uPVC double glazing throughout.

OUTSIDE

With shallow walled frontage, large paved and gravelled areas, parking for many vehicles, side gated access to garden, double gated access to further parking and workshop area. To the rear there lies a large lawn with borders, securely fenced boundaries, patio and summerhouse.

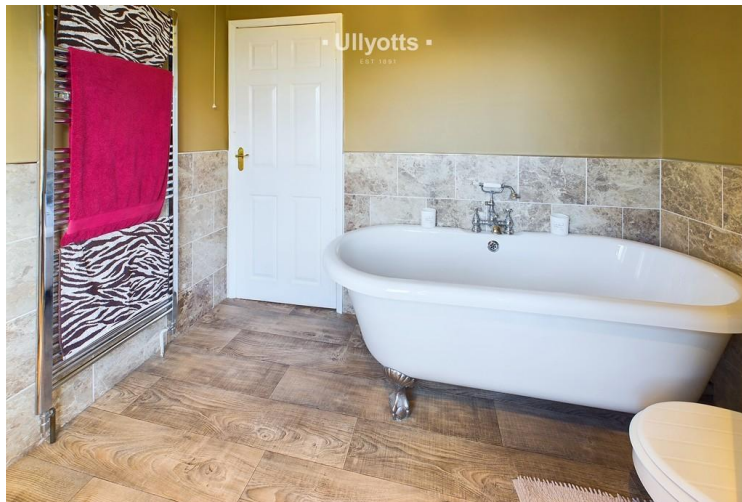
WORKSHOP

30' 7" x 17' 5" (9.32m x 5.31m)

With double timber doors, power and light connected, side uPVC door and window.



Bathroom



Bathroom



Master Bedroom



Rear Elevation

STORE

9' 5" x 8' 7" (2.87m x 2.62m)

A storage unit attached to the garage/ workshop. With uPVC door and window.

GARAGE

With up and over door and power and light connected. Part of the garage has planning permission for use as a "Shell Fish Shop" (Notice of decision dated 26 September 2016 planning application DC/16/01994/PLF). The property has ample front parking and the garage and workshop, which provide great space, may be suitable for alternative business uses in a residential area subject to planning permission first being obtained.

PARKING

Off road parking available for multiple cars.

TENURE

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

SERVICES

All mains services connected.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED E

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.



Rear Elevation



Rear Elevation



Side Elevation



Garage



Inside Garage



Front Elevation



Side elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 92 sq m (990 ft²)



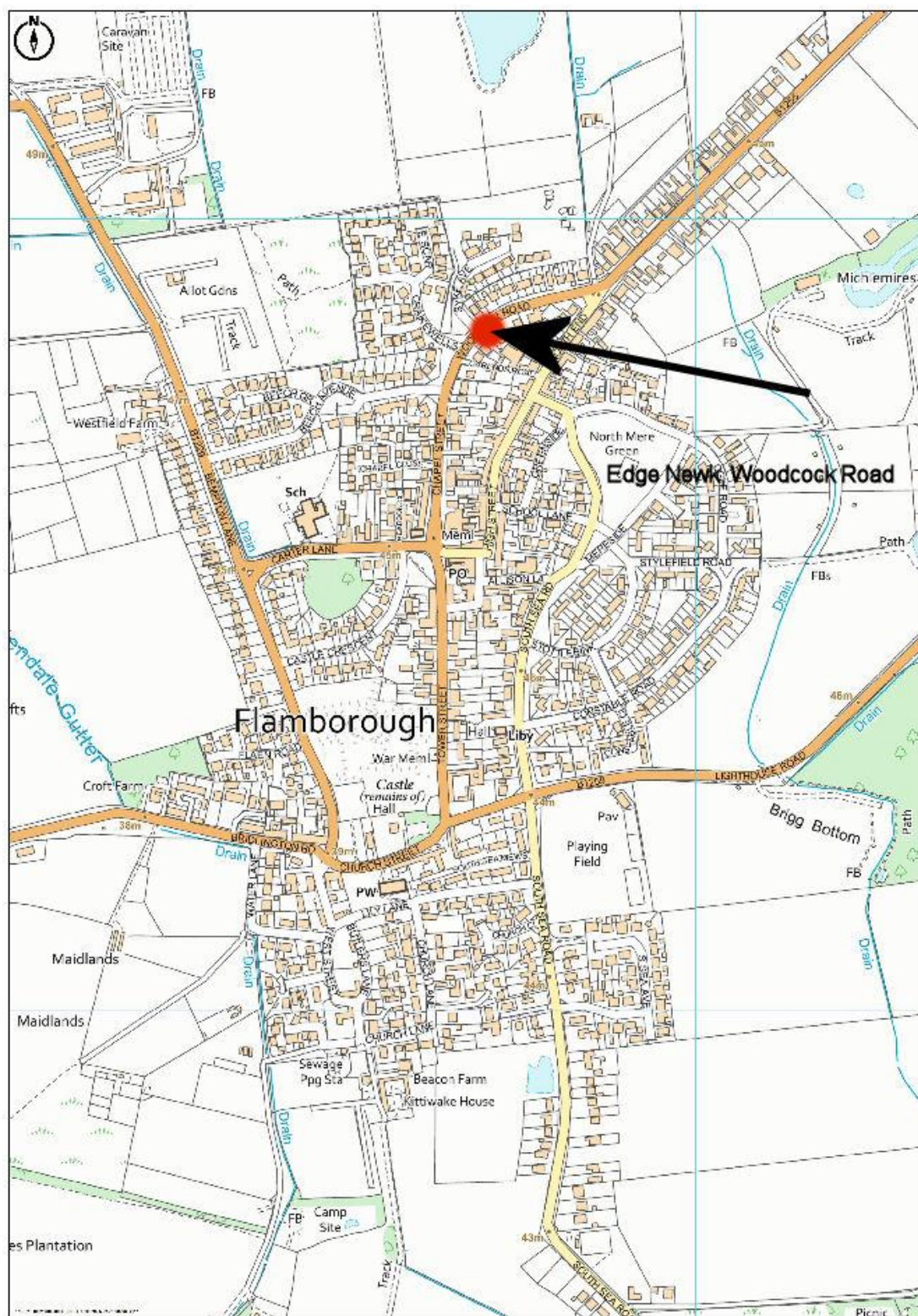
VIEWING

Strictly by appointment (01262) 401401 Option 1

Regulated by RICS.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

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