

▪ Ulllyotts ▪

EST 1891



East View, South Sea Road North
Flamborough
YO15 1NG

ASKING PRICE OF

£260,000

3 Bedroom End Terrace House

▪ Est. 1891 ▪
Ulllyotts
Estate Agents

01262 401401



Rear Elevation



3



2



1



Off Road
Parking



Gas Central Heating

South Sea Road North, Flamborough, YO15 1NG

Nestled at the end of a charming row of fisherman's cottages, this unique and beautifully presented three-bedroom end-terrace home seamlessly blends character with modern comfort. The thoughtfully designed interior features a welcoming hall, a lounge, dining room, and a kitchen. The first floor offers two generously sized bedrooms and a family bathroom, while the second floor has a further bedroom, offering versatility and additional space. Externally, the property benefits from a dedicated off-road parking space, a walled side yard providing a private outdoor area and a large shed for ample storage and utility space.

The property is located on South Sea Road North, positioned at the end of cottages on Allison Lane, just before reaching Flamborough Green. This desirable setting offers a blend of coastal charm and village

tranquillity, with easy access to the stunning Flamborough coastline and local amenities.

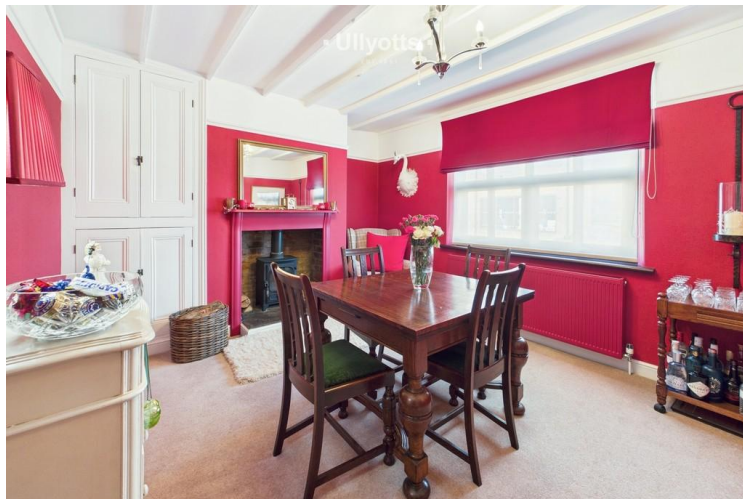
Flamborough (1886 population 2021 census) is a picturesque coastal village offering a mix of traditional cottages, modern homes, and character properties, some of which boast sea views or are within walking distance to the coast and famous working Flamborough Lighthouse. The nearby coastal resort of Bridlington provides wide-ranging amenities and facilities complementing those within the village. These include a Co-op food market which is within reaching distance of the property, public houses, café shops et cetera. Flamborough Primary School provides education for children aged 3 to 11. The Danes Dyke Nature Reserve is nearby as is the Bridlington Links Golf Course.



Lounge



Log Bumer



Dining Room



Log Bumer

Accommodation

ENTRANCE

10' 7" x 5' 10" (3.25m x 1.80m)

The property is accessed via a part-glazed uPVC double door, opening into a welcoming entrance hall. Featuring elegant coving, a radiator for warmth and a staircase leading to the first floor and doors provide direct access to the lounge and kitchen, ensuring a seamless flow throughout the home.

LOUNGE

13' 6" x 11' 1" (4.13m x 3.39m)

The lounge features windows to both the front and side elevations that allow natural light to fill the room. A charming multi-fuel burner sits on a slate hearth, complemented by a rustic oak beam mantle, creating a cozy focal point. A classic picture rails add character, while a radiator ensures warmth.

DINING ROOM

11' 6" x 10' 11" (3.53m x 3.35m)

The dining room exudes warmth and character, featuring a window to the side elevation. Feature beams add a rustic charm, along with a log burner set on a Yorkshire

stone hearth with a feature surround. A built-in storage cupboard offers practicality and a radiator.

KITCHEN

13' 0" x 5' 10" (3.98m x 1.80m)

The quirky kitchen is a delightful space, featuring a window to the side elevation and a uPVC door to the side of the property. A stylish range of pale pink wall and base units with a plate rack and shelving is paired with a rich walnut worktop and tiled splashbacks. A classic Belfast sink with a mixer tap adds to the charm, while space for a range oven, an integrated fridge and an extractor fan ensure practicality. Tiled flooring and inset spotlights provide a bright and modern touch. A door leads to a useful under-stairs storage cupboard housing the combi boiler while another connects to the dining room.

FIRST FLOOR LANDING

14' 5" x 3' 1" (4.41m x 0.96m)

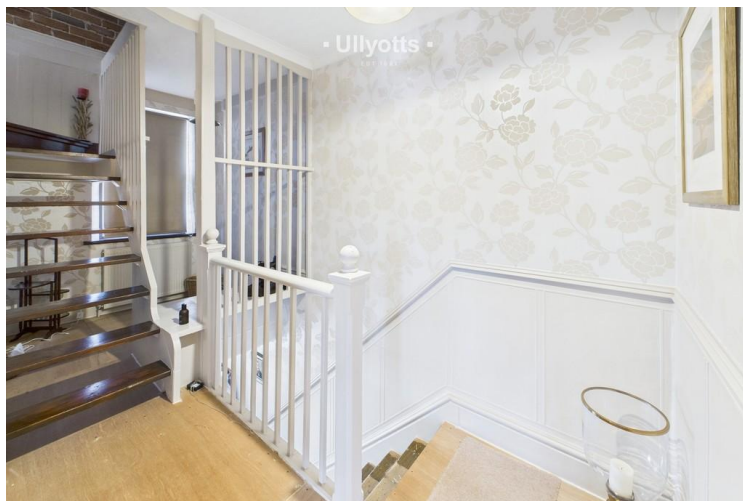
With a window to the front elevation, radiator, doors to all first floor rooms and a staircase to the second floor.



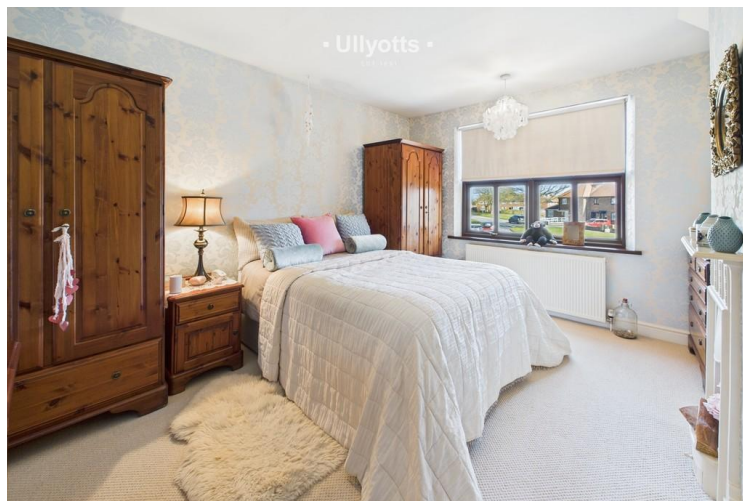
Kitchen



Kitchen



Landing



Bedroom 1

BEDROOM 1

13' 6" x 11' 1" (4.14m x 3.38m)

A good sized bedroom with a window to the front elevation, radiator and an original feature fire place.

BEDROOM 2

12' 11" x 11' 1" (3.96m x 3.39m)

A light and airy second bedroom with a window to the side elevation, radiator and an original feature fireplace.

SECOND FLOOR LANDING

7' 5" x 5' 10" (2.28m x 1.80m)

With feature exposed brick wall, door to eaves storage and door to bedroom 3.

BEDROOM 3

19' 5" x 7' 8" (5.93m x 2.34m)

The third bedroom benefits from a Velux window to the side elevation, a radiator and a feature exposed brick wall.

BATHROOM

9' 4" x 5' 10" (2.86m x 1.80m)

The beautifully presented family bathroom has a window to the side elevation allowing natural light to brighten the room. Tumbled marble tiled walls complement the tiled flooring, creating a spa like feel. A panelled bath with a folding glass screen and thermostatic shower over, a sleek circular wash hand basin, WC and a radiator.

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

To the side of the property, a private, low maintenance, walled courtyard patio provides a charming outdoor space, perfect for relaxing or dining. Secure gated access enhances privacy and convenience.



Bedroom 2



Landing



Bedroom 3



Bathroom

SHED

A spacious and versatile brick-built shed provides excellent storage complete with power and lighting. It also features plumbing for a washing machine and a stainless steel sink and draining board making it a practical utility space. A dedicated log store adds further practicality while wooden doors offer easy access.

PARKING

An off street parking space is available to the side of the property.

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.

COUNCIL TAX BAND - A

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.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is 107 sq m (1,152 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area^(a)95.95 m²

Reduced headroom
5.65 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor

Approximate total area[®]
39.49 m²

(1) Excluding balconies and terraces

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