

▪ Ulllyotts ▪

EST 1891



1 Ogle Cottages
Flamborough
YO15 1JT

GUIDE PRICE

£185,000

2 Bedroom End Terrace House

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01262 401401



Lounge



2



1



1



On Road
Parking



Gas Central Heating

1 Ogle Cottages, Flamborough, YO15 1JT

Believed to date back to the late 1700s, this charming end-of-terrace cottage is beautifully presented and offers a delightful blend of character and modern style. The well-planned layout includes an open-plan ground floor living space, kitchen and breakfast bar, a double bedroom and family bathroom on the first floor and a second spacious bedroom on the top floor. To the rear, a raised, gated decked area provides the perfect spot for outdoor dining and relaxing in the sun.

The cottage is ideally located in the heart of Flamborough's High Street, with all local amenities just a short walk away. These include a Co-op mini supermarket, hairdressers, a fish and chip shop, cafés, a pharmacy, public houses, a post office, and Flamborough Primary School, which caters for children aged 3 to 11. The area is also well-served by a regular bus service,

providing convenient connections to nearby towns and the surrounding area.

Just a short distance from Flamborough, Bridlington is a popular seaside town known for its award-winning sandy beaches, historic harbour and vibrant promenade. The town offers a wide range of amenities including shops, restaurants, leisure facilities and schools, along with excellent transport links by road and rail. Bridlington also offers scenic coastal walks, nearby nature reserves and a welcoming community, making it a fantastic destination for both residents and visitors alike.



Entrance



Lounge



Feature Fireplace



Open Plan Kitchen/Dining Area

Accommodation

ENTRANCE PORCH

2' 11" x 2' 5" (0.89m x 0.74m)

Entrance to the property is via a uPVC door into a small entrance porch, providing practical coat hanging space, with a further door leading into the modern style open-plan lounge, dining and kitchen area-creating a welcoming and sociable heart to the home.

LOUNGE

The lounge area is bright and inviting, featuring windows to both the front and side elevations that allow natural light to fill the space. A charming brick fireplace provides a focal point, with space for an electric fire, while a radiator ensures warmth and comfort. The lounge flows seamlessly into the open-plan kitchen area, enhancing the sense of sociability.

OPEN PLAN KITCHEN/DINING AREA

22' 11" x 11' 11" (7.01m x 3.65m)

The dining kitchen area is beautifully presented, featuring a stylish range of base units with wooden worktops and a tiled splashback, all complimented by wood-effect laminate flooring that flows seamlessly from the lounge. A black composite sink and drainer with mixer tap is

perfectly positioned beneath a rear-facing window along with inset spotlighting. A feature brick surround-mirroring the lounge fireplace-provides a charming setting for a range-style oven with a fitted extractor fan above. A stylish breakfast bar with feature hanging lighting provides a relaxed and practical space for casual dining, leading into the open-plan kitchen layout. There is space for additional appliances, such as a slimline dishwasher, fridge freezer and washing machine tucked neatly under the stairs. The gas central heating boiler is also housed here, along with a uPVC door leading to the rear yard and a staircase rising to the first floor.

FIRST FLOOR LANDING

11' 3" x 5' 9" (3.43m x 1.76m)

The first-floor landing is bright and airy, featuring two windows to the rear elevation that allow plenty of natural light. From here, there is access to the main family bathroom and the first bedroom, as well as a staircase leading to the second-floor landing.



Kitchen



Bedroom 1



Bedroom 1

BEDROOM 1

11' 9" x 11' 5" (3.59m x 3.50m)

The first bedroom is a well-appointed space, benefiting from a window to the front elevation and a radiator. It features elegant coving and a range of fitted furniture, including bedside drawer units with fitted reading lights. A dedicated dressing area includes drawers, a fitted mirror, and lighting, while ample wardrobe storage with hanging space and shelving ensures plenty of room for personal belongings and inset spot lighting.

BATHROOM

11' 0" x 5' 1" (3.37m x 1.56m)

The family bathroom is well equipped, featuring a window to the rear elevation that allows natural light to fill the room. The wood-effect laminate flooring and wet wall surround add both style and practicality. A shower cubicle, with sliding doors and a thermostatic shower and a freestanding bath provides a luxurious touch. A wash hand basin is complimented by a wall-mounted vanity unit with a mirror and integrated lighting and a WC.



Bedroom 2

SECOND FLOOR LANDING

2' 7" x 2' 3" (0.80m x 0.70m)

The second-floor landing offers access to Bedroom 2.

BEDROOM 2

15' 4" x 8' 5" (4.69m x 2.59m)

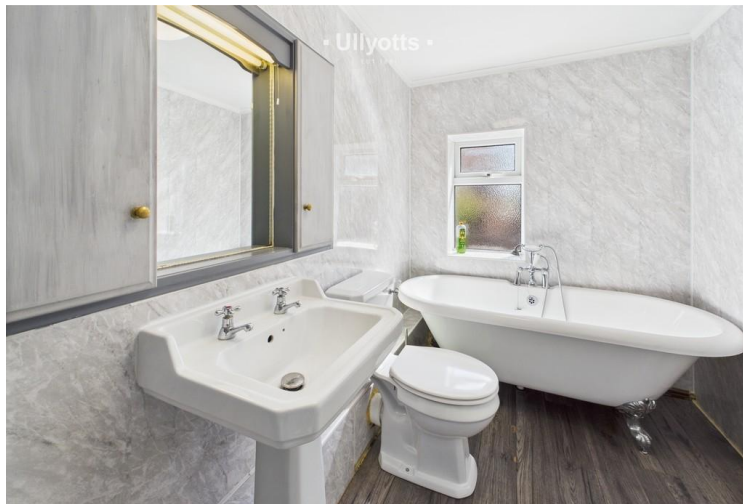
Bedroom two benefits from a window to the rear that brings in natural light. It offers ample fitted storage, including a wardrobe with hanging space and shelving, as well as drawers for additional storage. A dedicated dressing area with integrated lighting and a fitted mirror adds a practical and stylish touch. The room also includes a radiator.

CENTRAL HEATING

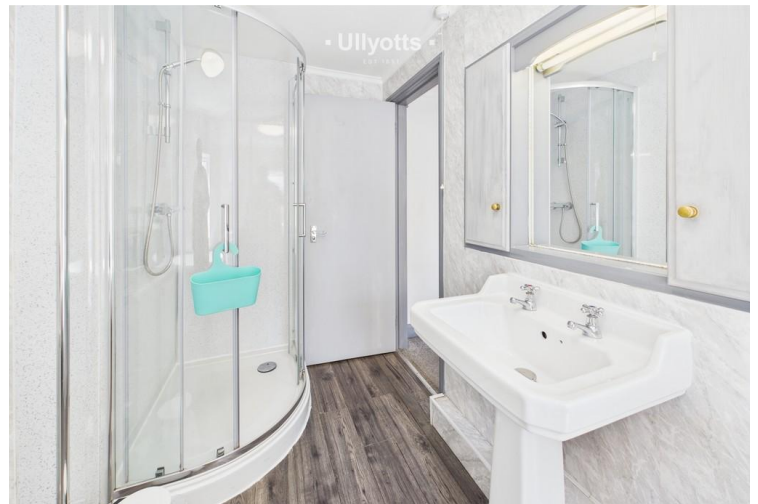
The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.



Bathroom



Bathroom



Rear Garden



Seating Area

PARKING

The property benefits from on-street parking, with convenient spaces available just a short distance from the property.

OUTSIDE

The rear yard is beautifully presented, featuring a raised, gated decking area that provides a lovely space for seating or dining. The yard also has a right of pedestrian access for the neighbouring cottages at numbers 2, 3, and 4, allowing access for wheelie bins and pedestrians.

To the front, the property benefits from a pavement-fronted position offering easy accessibility.

NOTE

The property is currently being used as a holiday let, and should the new purchaser wish, it can be sold with the existing furniture and fittings in place, available under separate negotiation.

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 - DELETED

Currently used as a holiday let

Current Rateable Value £1925.00

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.

The stated EPC floor area, (which may exclude conservatories),
is approximately 73 sq m (785 ft²)



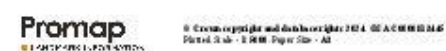
VIEWING

Strictly by appointment with Ulllyotts 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



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