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Wold View, Main Street, Flixton

Guide Price £450,000



Wold View, Main Street

Flixton, Scarborough

- EN-SUITE'S TO TWO BEDROOMS
- IMPRESSIVE TIERED GARDENS & GARAGE
- IMPOSING FOUR BEDROOM DETACHED RESIDENCE
- IDYLIC LOCATION WITHIN THE VILLAGE OF FLIXTON
- THREE RECEPTION ROOMS, UTILITY & DOWNSTAIRS WC

Nestled within the idyllic village of FLIXTON is this SPACIOUS FOUR BEDROOM DETACHED RESIDENCE which provides GENEROUS LIVING PROPORTIONS with THREE RECEPTION ROOMS plus a UTILITY ROOM and DOWNSTAIRS WC, UTILITY ROOM, FOUR DOUBLE BEDROOMS (with EN-SUITES to the largest two), GARAGE and is offered to the market with NO ONWARD CHAIN.

Boasting characterful yet modern decorative order this detached home offers spacious family accommodation arranged over two floors. On the ground floor is a welcoming entrance hall with built-in understairs storage and stairs to the first floor, a downstairs WC, lounge with fireplace, separate dining room accessed via sliding doors from the hallway, additional sitting room with bi-folding doors out to the rear gardens, a substantial modern breakfast kitchen/diner plus a utility/boiler room. To the first floor lies a landing, a master bedroom with an en-suite shower room, a second bedroom also with an en-suite shower room and fireplace, two double bedrooms both of which benefit from built-in storage and a four-piece suite house bathroom. Externally, the property benefits from impressive, tiered gardens complete with raised decking and a garage.

The property is well located in the secluded village of Flixton which affords excellent access to the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough.





ACCOMMODATION:

Entrance Hall

Dimensions: 5.9m max x 4.8m max (19'4" max x 15'8" max).

Downstairs WC

Dimensions: 2.3m x 0.9m (7'6" x 2'11").

Lounge

Dimensions: 3.8m x 3.6m max (12'5" x 11'9" max).

Dining Room

Dimensions: 4.7m max x 2.8m (15'5" max x 9'2").

Breakfast Kitchen/Diner

Dimensions: 5.6m max x 5.6m max plus 3.1m x 1.7m max (18'4" ma.

Utility/Boiler Room

Dimensions: 3.0m x 1.5m (9'10" x 4'11").

Sitting Room

Dimensions: 6.5m max x 3.5m max (21'3" max x 11'5" max).

Landing

Dimensions: 6.9m x 1.0m (22'7" x 3'3").

Master Bedroom

Dimensions: 4.8m max x 3.7m max (15'8" max x 12'1" max).

En-suite to the Master Bedroom

Dimensions: 2.1m max x 1.6m max (6'10" max x 5'2" max).

Bedroom Two

Dimensions: 4.6m max x 3.8m max (15'1" max x 12'5" max).

En-suite to Bedroom Two

Dimensions: 1.6m max x 1.5m max (5'2" max x 4'11" max).

Bedroom Three

Dimensions: 3.7m x 3.4m max into wardrobes (12'1" x 11'1" max .

Bedroom Four

Dimensions: 3.4m x 3.4m max into cupboards (11'1" x 11'1" max .

Bathroom

Dimensions: 3.8 max x 2.1m max (12'5" max x 6'10" max).



GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 1794 sq.ft. (166.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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