

# HUNTERS®

HERE TO GET *you* THERE



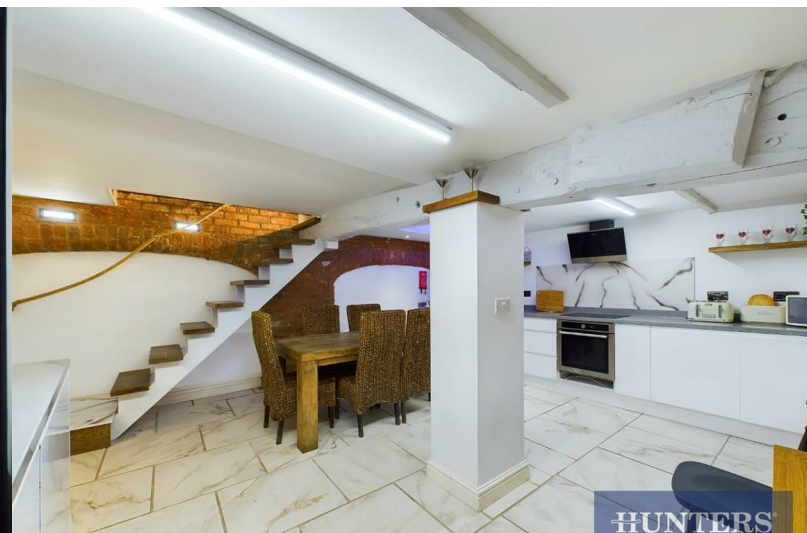
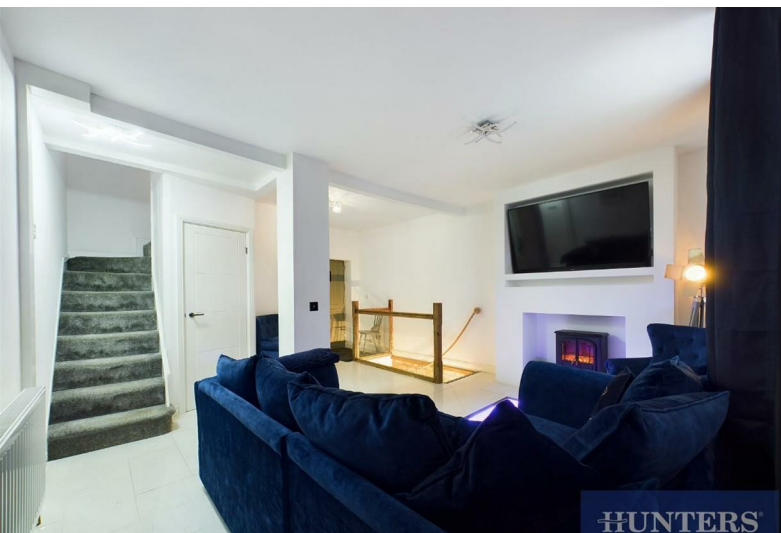
## Post Office Street

Flamborough, Bridlington, YO15 1NA

By Auction £155,000



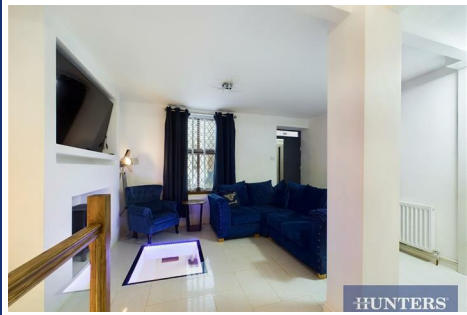
Council Tax: A



# 8 Post Office Street

Flamborough, Bridlington, YO15 1NA

By Auction £155,000



This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Located in the picturesque and highly sought-after village of Flamborough, this beautifully updated mid-terrace cottage offers a perfect balance of comfort and style.

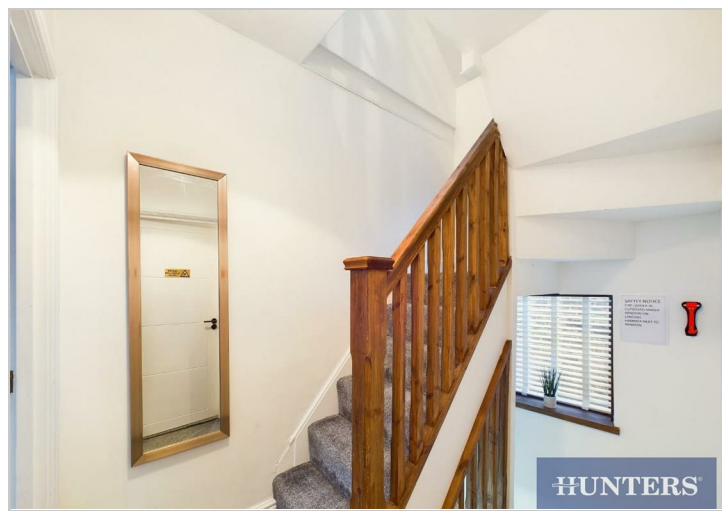
The ground floor welcomes you with a bright and airy lounge, a versatile space designed to accommodate all your furniture needs. This room also features a convenient W/C and a unique staircase leading down to the lower floor. Here, you'll find a basement featuring sleek white built-in storage units. The exposed brick accents add warmth and character to this contemporary setting.

On the first floor, the property boasts a generously sized double bedroom with built-in storage and a modern family bathroom complete with a sleek three-piece suite. On the top floor, you'll discover two additional loft rooms, both beautifully maintained and flexible in use, ideal for hobby spaces or storage.

Schedule a viewing today!

Tel: 01262 674252





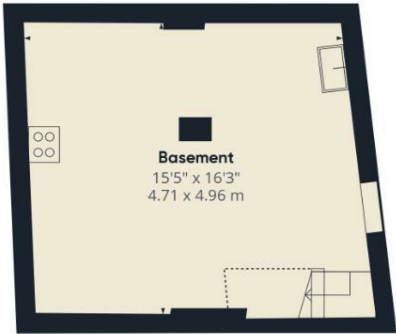
Hybrid Map



Terrain Map



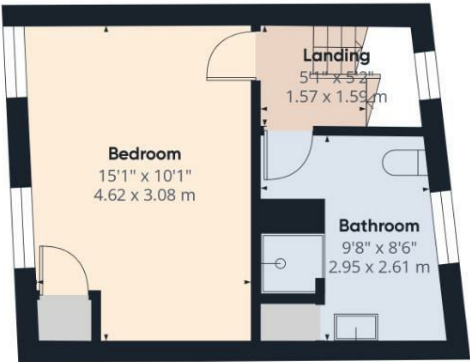
Road Map



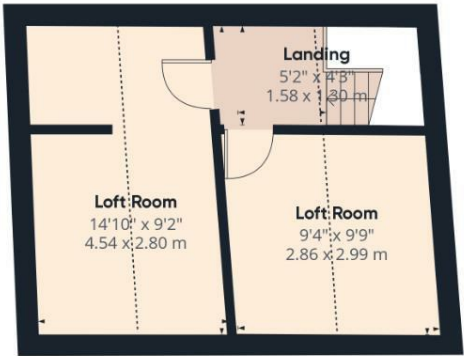
Floor -1



Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>®</sup>

1010.84 ft<sup>2</sup>  
93.91 m<sup>2</sup>

Reduced headroom

121.36 ft<sup>2</sup>  
11.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/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.

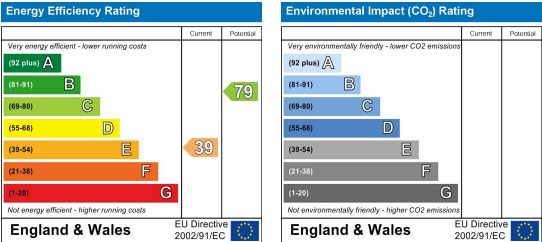
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.