

# HUNTERS®

HERE TO GET *you* THERE



## Flaen Close

Flamborough, Bridlington, YO15 1QE

Offers Over £160,000



Council Tax: B



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# 3 Flaen Close

Flamborough, Bridlington, YO15 1QE

Offers Over £160,000



Welcome to this delightful two-bedroom semi-detached home, ideally situated in the picturesque village of Flamborough. Upon arrival, you're greeted by a private driveway offering off-street parking, along with access to the garage – perfect for storage or additional vehicle space.

Inside, the property boasts a bright and spacious living room, ideal for relaxing or entertaining. The well-presented kitchen features a built-in oven, hob, and extractor. There is also a Hotpoint fridge and matching freezer. Convenient access to the rear garden is a lovely extension of your living space in warmer months.

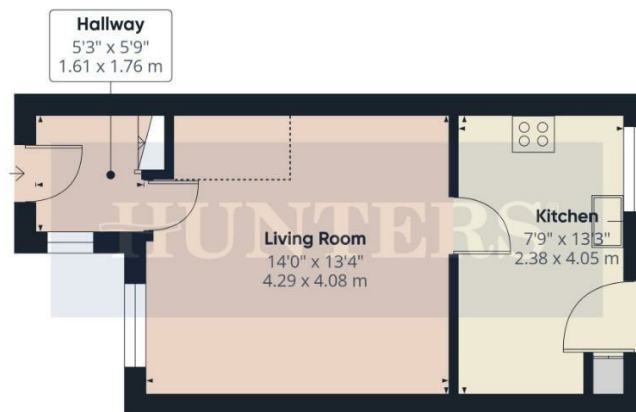
A newly fitted Ideal combi boiler ensures efficient and reliable central heating and hot water throughout the home, offering both comfort and peace of mind.

Upstairs, you'll find two generously sized bedrooms, each offering comfortable accommodation and ample natural light. The family bathroom is fitted with a modern three-piece suite, including a shower for added convenience.

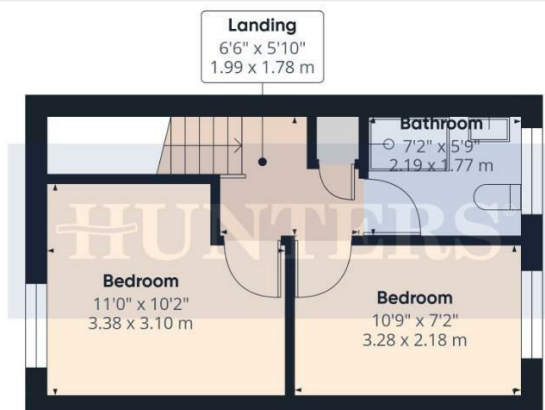
To the rear, the garden provides a peaceful outdoor retreat, perfectly suited for a table and chairs to enjoy the sunny weather or dine al fresco.

This well-maintained home offers a wonderful opportunity for first-time buyers, small families, or those looking to downsize in a charming coastal location. Early viewing is highly recommended.





Ground Floor



Floor 1

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**Approximate total area<sup>®</sup>**  
577 ft<sup>2</sup>  
53.7 m<sup>2</sup>

**Reduced headroom**  
17 ft<sup>2</sup>  
1.6 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.

GIRAFFE 360

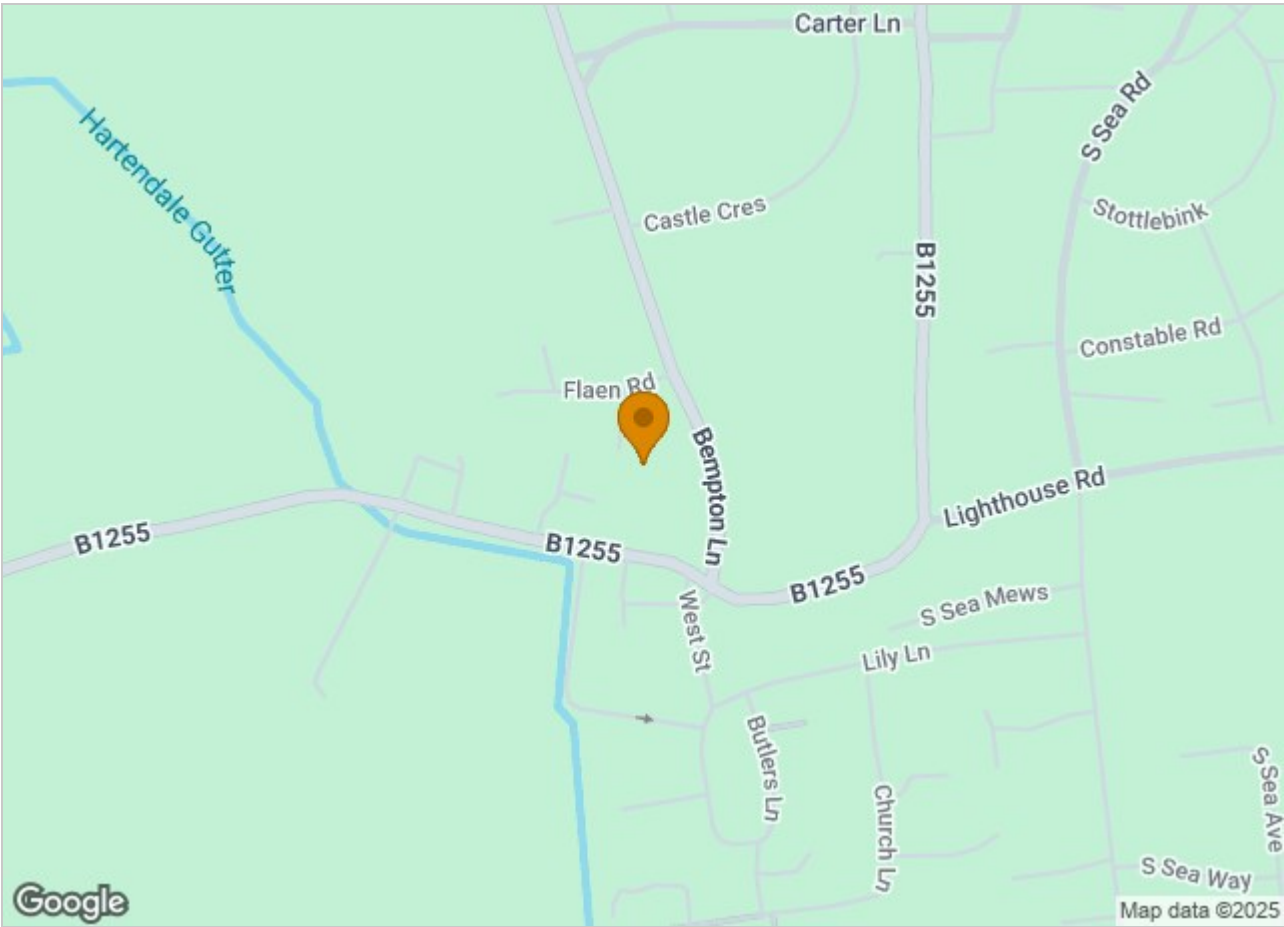
Hybrid Map



Terrain Map



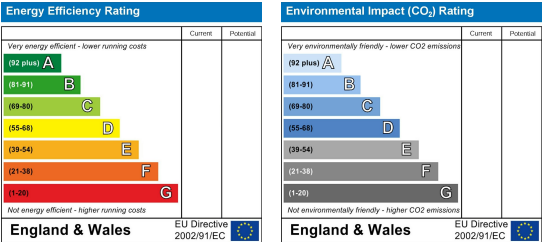
Road Map



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.