



19 Chapel Close
Flamborough
YO15 1NZ

TO LET

£995 pcm

3 Bedroom Detached House



3



1



1



Garage, Off
Road Parking



Gas Central Heating

19 Chapel Close, Flamborough, YO15 1NZ

A charming three-bedroom detached home, just 20 years old, quietly tucked away down a private cul-de-sac in the heart of Flamborough. This well-maintained property offers the perfect blend of modern living and peaceful surroundings, featuring off-road parking, brick built detached garage and a secure, walled garden.

ENTRANCE HALL

Enter through a secure, modern composite front door into a bright and welcoming hallway. Featuring carpet underfoot, pendant light, and radiator. This space also includes a large under-stair storage area.

LOUNGE

A fantastic, generously sized living space overlooking the rear garden, complete with a large window dressed with a curtain pole* and curtains*. Carpeted flooring, two central light fittings, a radiator, and an aerial point. UPVC patio doors also fitted with a curtain pole* and curtains* open directly onto the rear garden, perfect for indoor-outdoor living.

KITCHEN

A bright, modern kitchen with a window to the front elevation, complete with curtains*. The kitchen features a stylish range of wall and base units with worktops over, offering plenty of storage and prep space. Integrated appliances include a fridge freezer, dishwasher, gas hob with extractor above, and an electric oven. There's a stainless steel sink with half bowl and mixer tap, plus space and plumbing for a washing machine. Additional features include a central spotlight fitting, vinyl flooring, a plinth heater, and a cupboard housing the combi boiler.

BEDROOM THREE

A bright and comfortable room with a window to the front elevation, fitted with a curtain pole and curtains. The space features a pendant light fitting, a radiator for year-round comfort, carpet flooring, and an aerial point for convenient TV setup.



BATHROOM

A well-presented bathroom with a window to the side elevation, complete with curtain pole* and curtains*. The space includes a panelled bath with taps and a handheld shower head, a low-level WC, and a pedestal hand basin. Additional features include a pendant light fitting, extractor fan, radiator, vinyl flooring, and a central ceiling light.

STAIRS LEADING TO LANDING

Split-level staircase leading to landing, finished with carpet flooring and a central light fitting.

BEDROOM ONE

A good-sized room featuring Velux windows that bring in plenty of natural light. The space includes a central light fitting, a radiator, and carpet flooring.

EN-SUITE

A shower room fitted with a Velux window, central light fitting, and extractor fan for ventilation. The room features a fully enclosed shower cubicle with a thermostatic shower, a low-level WC, and a pedestal hand basin. Additional benefits include a radiator and vinyl flooring.

BEDROOM TWO

A spacious room featuring a Velux window and a distinctive circular window to the front of the property, allowing plenty of natural light to brighten the space. Complete with a central light fitting, radiator, carpet flooring, and a large storage cupboard for added convenience.

GARDEN

A patio area extends from the lounge doors into a low-maintenance, walled garden, primarily laid to gravel with stepping stones providing convenient access to the rear. The garden features a border planted with mature shrubs, creating a pleasant and private outdoor space. Additional garden area is available to the rear of the garage, offering further outdoor potential. At the front, the property benefits from a low-maintenance gravelled garden with some mature bushes and steps leading up to the entrance door.

PARKING

Conveniently located to the side of the property, a driveway provides parking space for up to three cars and leads directly to the garage.



GARAGE

A brick-built detached garage featuring an up-and-over door, complete with power and lighting-offering secure and convenient storage or parking.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE CERTIFICATE

Rating C

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £995.00

Damage Deposit: £1,140.00

Total: £ 2,140.00

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

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.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Strictly by appointment with Ulliyotts. Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 96 sqm



Floor 0



Floor 1

Approximate total area⁽⁹⁾
97.1 m²

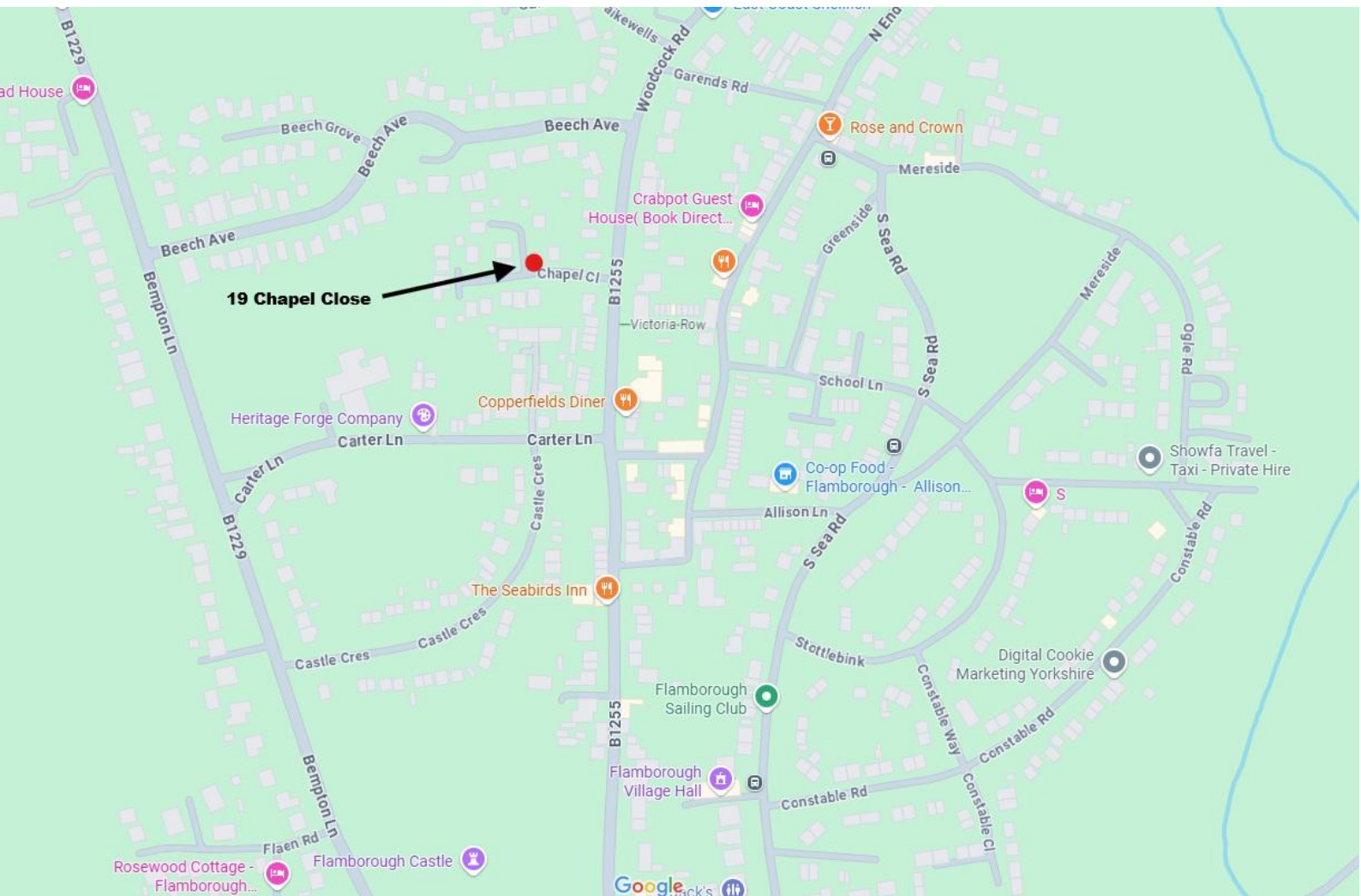
Reduced headroom
7.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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