



24 High Street  
Flamborough  
YO15 1JT

TO LET

£850 pcm

3 Bedroom Semi-Detached House





Garden



3



2



2



On Road  
Parking



Gas Central Heating

## 24 High Street, Flamborough, YO15 1JT

This well-presented three bedroom semi-detached home is arranged over three floors and offers versatile, comfortable living. The ground floor features a welcoming lounge, separate dining room, fitted kitchen and a convenient downstairs shower room. To the first floor are two bedrooms, while the second floor provides a further bedroom and bathroom.

Externally, the property benefits from a low maintenance patio garden with an outhouse, perfect for additional storage.

The property is ideally located on Flamborough High Street, within easy walking distance of a wide range of local amenities including a Co-op mini supermarket, cafés, public houses, pharmacy, post office, hairdressers and a traditional fish and chip shop. Flamborough Primary School (ages 3–11) is also nearby, and the area is well served by regular bus routes connecting to surrounding towns.

Flamborough is conveniently positioned close to the popular seaside town of Bridlington, renowned for its award-winning beaches, historic harbour and lively promenade. Bridlington offers an excellent selection of shops, restaurants, leisure facilities and transport links by road and rail, along with scenic coastal walks and nearby nature reserves.





Lounge



Fire Place



Dining Room



Kitchen

## Accommodation

### LOUNGE

12' 6" x 10' 9" (3.81m x 3.28m)

The property is entered via a glazed composite door into a bright and welcoming lounge, featuring a front facing window fitted with vertical blinds\*, attractive wood effect laminate flooring, a feature fireplace, radiator and decorative coving. The lounge opens through to the dining room.

### DINING ROOM

13' 1" x 11' 1" (3.99m x 3.39m)

The dining room is well proportioned and offers ample space for a family dining table. Benefiting from a rear facing window fitted with vertical blinds\*, the room also features a useful under stairs storage cupboard and radiator. Doors lead through to the kitchen and to the staircase rising to the first floor accommodation.

### KITCHEN

11' 2" x 9' 0" (3.42m x 2.76m)

The kitchen is fitted with a range of cream handleless wall, base and drawer units, complemented by a sleek worktop, tiled splashbacks and tiled flooring. An inset stainless steel sink with mixer tap is positioned beneath a side-facing window fitted with vertical blinds\*, and there is space for appliances including a washing machine, oven and fridge freezer. A radiator is in place, with a door leading through to the rear lobby.

### REAR LOBBY

6' 7" x 3' 4" (2.02m x 1.02m)

The rear lobby offers a useful storage area for household and cleaning essentials and features a glazed uPVC door providing access to the rear patio. A further door leads through to the conveniently located downstairs shower room. The room benefits from tiled flooring and central light fitting.

### SHOWER ROOM

6' 7" x 3' 9" (2.03m x 1.15m)

The downstairs shower room features a side facing window fitted with vertical blinds, a vanity wash hand basin, WC, and a shower tray fitted with a double head thermostatic shower. Also benefitting from vertical radiator, tiled flooring and central light.



Kitchen



Shower Room



Bedroom One



Bedroom Two

## FIRST FLOOR LANDING

3' 0" x 2' 5" (0.93m x 0.75m)

The first floor half landing provides access to the main bedroom and features carpeted flooring and a central light fitting. A door leads through to the main landing, which gives access to a further bedroom and the staircase rising to the second-floor accommodation.

## BEDROOM ONE

12' 11" x 10' 10" (3.95m x 3.32m)

The bedroom is a bright and welcoming space, featuring a front-facing window fitted with vertical blinds\*, carpeted flooring, a radiator and central light fitting.

## BEDROOM TWO

10' 7" x 6' 4" (3.23m x 1.95m)

The second bedroom features a rear-facing window fitted with vertical blinds\*, carpeted flooring, a radiator and a central light fitting.

## SECOND FLOOR LANDING

3' 2" x 2' 4" (0.99m x 0.73m)

The second-floor landing provides access to an additional bedroom and the bathroom, and features carpeted flooring and a central light fitting.

## BEDROOM THREE

11' 2" x 8' 8" (3.42m x 2.65m)

The second-floor bedroom is a stylish and practical space, featuring a radiator, central light fitting and a striking exposed brick feature wall. It also benefits from a fitted hanging rail and shelving, providing useful storage.

## BATHROOM

9' 5" x 5' 8" (2.89m x 1.75m)

The bathroom is fitted with a panelled bath, vanity wash hand basin and WC, complemented by a radiator. Grey tile effect vinyl flooring and partially tiled walls. While a Velux window fills the room with natural light.

## PATIO

The property is pavement-fronting and benefits from gated side access leading to a courtyard garden. The garden includes a useful store, perfect for garden tools and outdoor furniture.





Bedroom Three



Bathroom



Seating Area

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

UPVC double glazing throughout.

### COUNCIL TAX BAND

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rate E.

### PAYMENTS

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

One month's rent: £ 850.00

Damage Deposit: £ 980.00

Total: £1,830.00

### SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media 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.

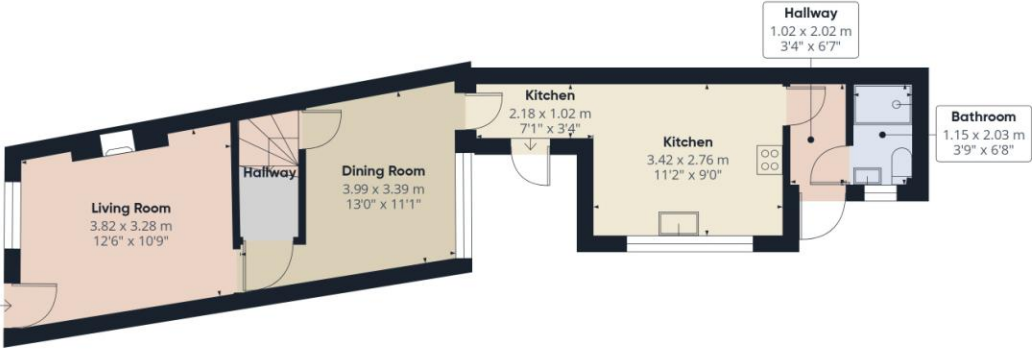
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

### VIEWING

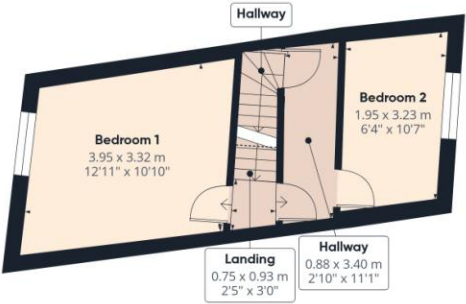
Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 79.2 m<sup>2</sup>(852 ft<sup>2</sup>).  
This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Floor 2



Ulllyotts  
Estate Agents

Approximate total area<sup>m</sup>  
79.2 m<sup>2</sup>  
854 ft<sup>2</sup>  
Reduced headroom  
2.5 m<sup>3</sup>  
27 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.  
GIRAFFE360







# ■ Ulllyotts ■

EST 1891



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