



BELT
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6 Flaen Road, Flamborough, YO15 1QF

Price Guide £219,950



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A two bedroom semi-detached bungalow situated on a corner plot. Built in 2018 circa by local builders Bryan Brown & Sons with NHBC warranty. An ideal residence for permanent use or alternatively an exclusive holiday home with excellent rental potential. Situated close to the village church and within easy access of main facilities which include local shops, school, inns and restaurants. The property is also convenient for access across fields towards the cliff tops.

The property comprises: modern kitchen, lounge/diner, two double bedrooms and modern bathroom. Exterior: private driveway and enclosed rear garden.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Kitchen:

10'5" x 9'10" (3.18m x 3.01m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, integrated fridge/freezer and dishwasher. Upvc double glazed window and central heating radiator.

Lounge/diner:

14'4" x 10'9" (4.37m x 3.29m)

A front facing room, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 10'9" (3.53m x 3.28m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

9'11" x 7'11" (3.04m x 2.43m)

A rear facing double room, central heating radiator and upvc double glazed french doors onto the garden.

Bathroom:

6'3" x 6'0" (1.91m x 1.83m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is an open plan garden with slate. To the side elevation is an open plan garden with lawn and block paved driveway for parking.

Garden:

To the rear of the property is a low maintenance fenced enclosed garden. Paved with pebbled borders and a summerhouse.

Notes:

Council tax band: B

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



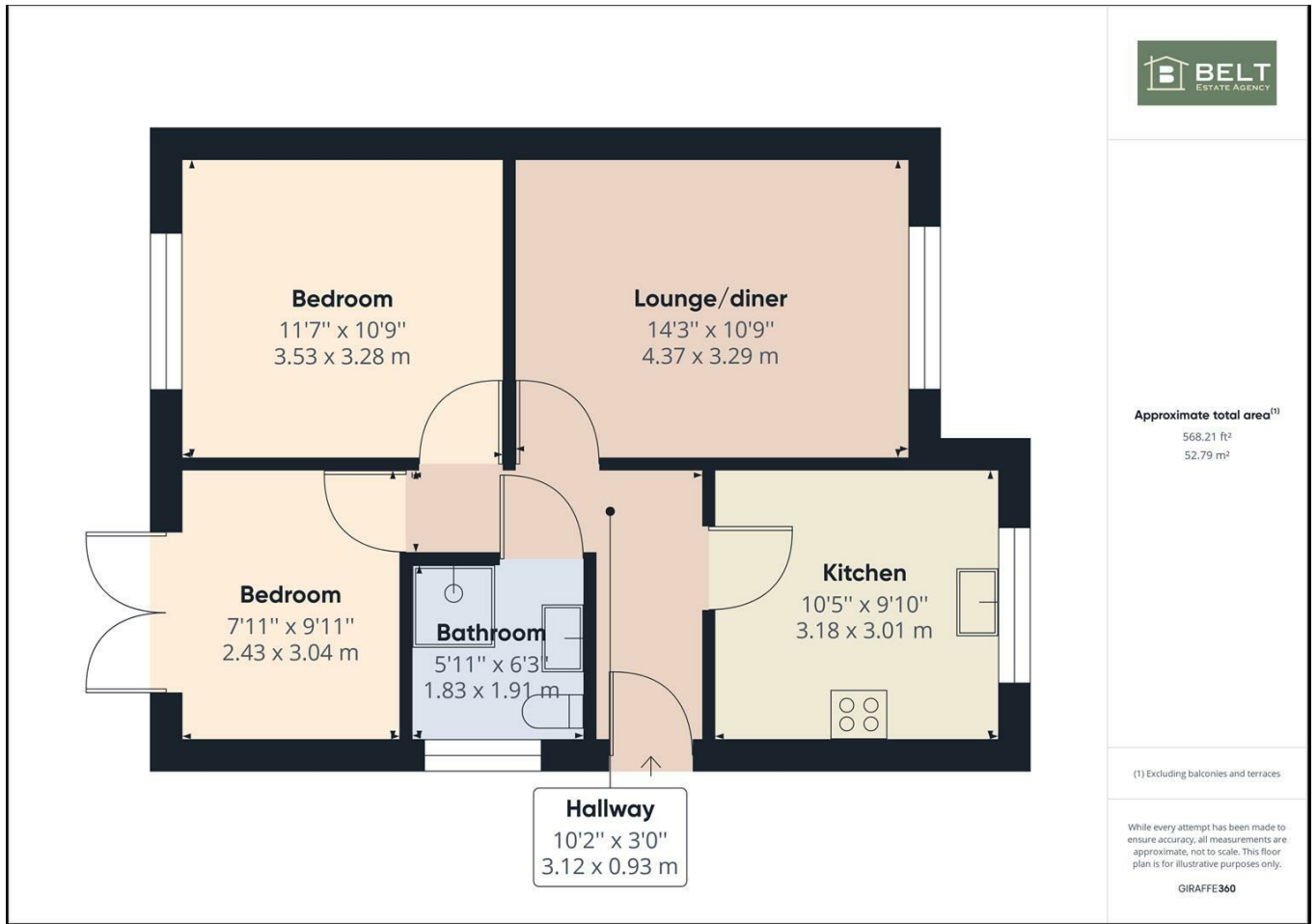
Road Map

Hybrid Map

Terrain Map



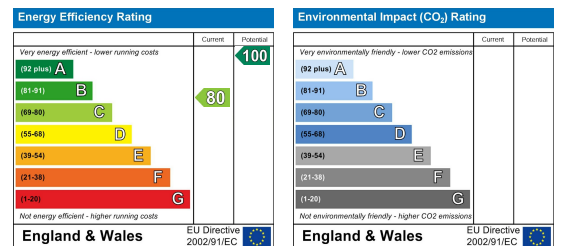
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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