



## 14 Bridlington Road, Flamborough, YO15 1PW

Price Guide £166,500



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A well presented two bedroom terraced cottage close to the village church and within convenient access of country walks across open fields to cliff tops and Danes Dyke. Also convenient for access into the main village which has a variety of shops, inns and restaurants. Currently run as a holiday let/holiday home but would also be ideal for permanent residence.

The property comprises: Ground floor: lounge, dining area and modern kitchen. First floor: two bedrooms and modern bathroom. Exterior: patio, small side garden border, brick outbuilding with electric supply and rear small outhouse. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Composite door leads directly into:

### Lounge:

23'8" x 10'2" (7.22m x 3.10m)

A front facing room, modern electric fire in a modern surround, upvc double glazed window, staircase to first floor and archway into:

### Dining area:

Central heating radiator, archway into:

### Kitchen:

10'5" x 6'4" (3.20m x 1.94m)

Fitted with a range of modern base and wall units, one and a half sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, gas combi boiler, upvc

double glazed window and upvc double glazed door onto the rear patio.

### First floor:

#### Bedroom:

10'5" x 7'2" (3.19m x 2.19m)

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

#### Bedroom:

10'9" x 5'0" (3.28m x 1.53m)

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

#### Bathroom:

8'7" x 4'8" (2.64m x 1.43m)

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

#### Exterior:

To the front of the property is on street parking. To the rear of the property is a raised patio, small side garden border and rear small outhouse.

#### Brick built outbuilding:

14'0" x 8'3" (4.27m x 2.52m)

Upvc double glazed doors, water point and electric supply.

## Notes:

Council tax band: A

## 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.



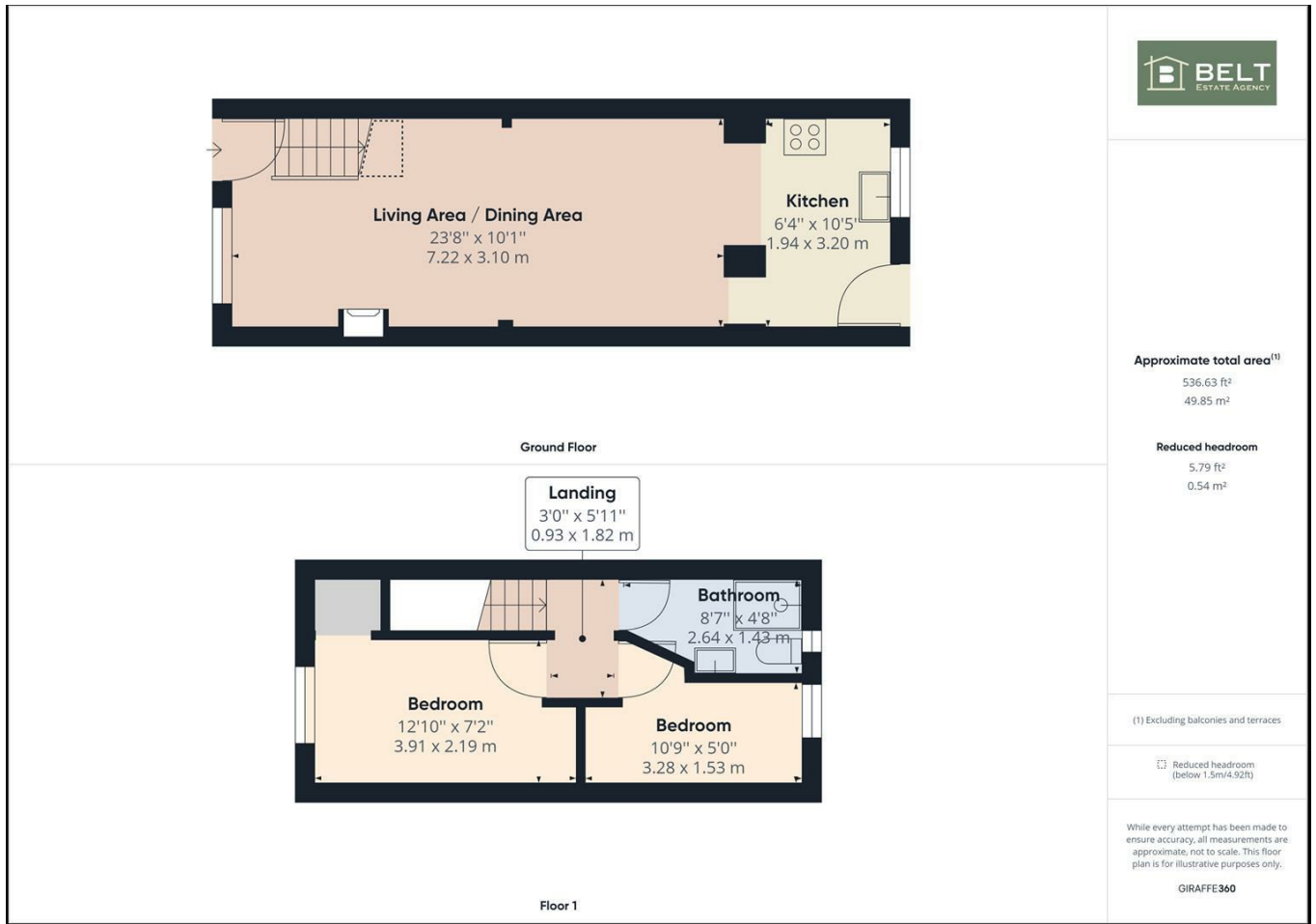
Road Map

Hybrid Map

Terrain Map



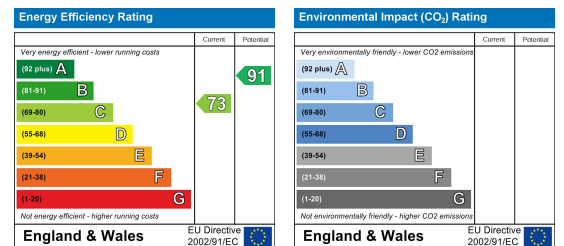
### Floor Plan



### 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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