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## Chantry Cottage, West Street, Flamborough, YO15 1PH

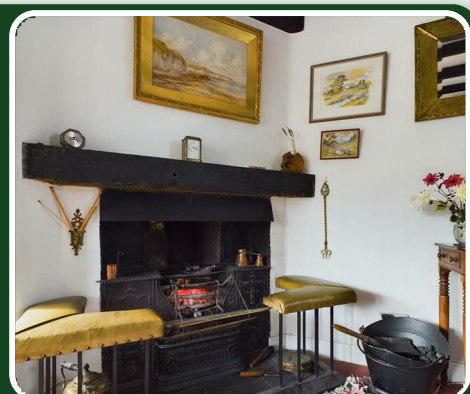
Price Guide £475,000



# Chantry Cottage, West Street

Flamborough, YO15 1PH

## Price Guide £475,000



A rare opportunity to acquire a five bedroom chalk cottage in an idyllic part of Flamborough village. Situated between the historic Norman Church and access point to glorious cliff top walks. Also convenient the main village centre where there are ample facilities local shops, supermarket, public houses and restaurants. Flamborough has a recreation ground with cricket, football and tennis clubs. There is also a separate Bowling club, public library, village hall, W.I and church hall which all add to making the area a popular choice for buyers, and you can leave the car at home if you want as a regular bus service is in operation to Bridlington

The property comprises: Ground floor: lounge, kitchen/diner, dining room, garden room, utility and bathroom. First floor: five good size bedrooms and bathroom. Exterior: Gated access to private driveway for parking, large garage/workshop over two floors and established well stocked private rear garden. Viewing highly recommended.

### Entrance:

Door into inner hall, open beams, understairs storage cupboard, staircase to first floor, two secondary glazed sash windows and two central heating radiators.

### Lounge:

22'4" x 10'11" (6.81m x 3.33m)

A double aspect room, open fire with cast iron surround, open beams, double glazed timber framed bay window, secondary glazed sash window and central heating radiator.

### Kitchen/diner:

15'1" x 12'3" (4.62m x 3.75m)

Fitted with a range of base and wall units, central island, Belfast sink unit, Rangemaster cooker with extractor over. Integrated fridge/freezer and dishwasher. Part wall tiled, stone tiled flooring, open beams, three timber framed single glazed windows and central heating radiator.

### Dining room:

17'11" x 12'10" (5.48m x 3.93m)

A rear facing room, Gas fired log effect burning stove, stone tiled flooring, open beams, single glazed timber framed window, central heating radiator, staircase to first floor and door into the conservatory. French double glazed doors leading onto the garden.

### Garden room:

19'3" x 12'4" (5.88m x 3.77m)

Over looking the garden, tiled floor and electric radiators. This is double glazed.

### Utility:

7'11" x 4'8" (2.43m x 1.44m)

Fitted with a range of base and wall units, inset sink unit, gas combi boiler, part wall tiled, stone tiled flooring, open beams, plumbing for washing machine and door into the conservatory.

### Bathroom:

6'5" x 6'4" (1.96m x 1.94m)

Comprises shower cubicle with plumbed in shower above, wc and wash hand basin. Part wall tiled, shaver socket, single glazed timber framed window and central heating radiator.

### First floor accessed from the dining room:

Single glazed timber framed window and central heating radiator.

### Bedroom:

13'1" x 11'2" (4.00m x 3.42m)

A rear facing double room, open beams, two single glazed timber framed windows and central heating radiator.

### Bedroom:

13'0" x 11'1" (3.98m x 3.38m)

A rear facing double room, open beams, single glazed timber framed window and central heating radiator.

### First floor accessed from the entrance hall:

Two built in storage cupboards, double glazed timber framed window, secondary glazed sash window and central heating radiator.

### Bedroom:

15'11" x 7'9" (4.87m x 2.37m)

A rear facing double room, open beams, two double glazed timber framed windows and central heating radiator.

**Bedroom:**

15'2" x 9'9" (4.63m x 2.98m)

A rear facing double room, open beams, single glazed timber framed window and central heating radiator.

**Bedroom:**

8'7" x 7'10" (2.63m x 2.40m)

A front facing single room, open beams, fitted wardrobes, secondary glazed window and central heating radiator.

**Bathroom:**

11'3" x 5'11" (3.43m x 1.81m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, shaver socket, single glazed timber framed window and central heating radiator.

**Exterior:**

To the front of the property is gated access to private pebbled driveway for parking leading to the garage/workshop.

To the rear of the property is a established well stocked private garden. Paved patio area to lawn, flower beds and borders of shrubs and bushes.

**Garage/workshop:**

A useful space over two floors, pwer and lighting.

**Notes:**

Council tax band: E

**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



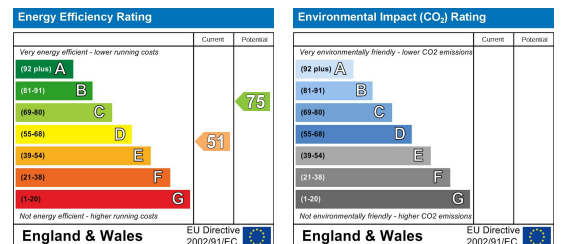
## Floor Plan



## 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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