



BELT
ESTATE AGENCY

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8 High Street, Flamborough, YO15 1JX

Price Guide £185,000



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A converted two bedroom cottage which has been tastefully refurbished by the current owners. Situated in the heart of Flamborough village yards from local shops, inns, restaurants and bus service route. Also within convenient access of country walks across open fields to cliff tops and Danes Dyke. Ideal for a holiday home/let or a permanent residence.

The property comprises: open plan lounge/diner, modern kitchen and wc. First floor: two double bedrooms and modern bathroom. Exterior: small patio area. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Door leads directly into:

Open plan lounge/diner:

12'11" x 12'0" (3.94m x 3.67m)

A spacious double aspect, two storage cupboards (one housing gas combi boiler, fitted 2023), secondary glazed bay window and two central heating radiators. Upvc double glazed french doors to the rear yard.

Lounge:

A front facing room, secondary glazed bow window, wooden beam, built in storage cupboard housing gas combi boiler and central heating radiator. Archway into:

Dining area:

A rear facing room, built in storage cupboard, central heating radiator, staircase to first floor and upvc double glazed patio doors onto the outer patio.

Kitchen:

11'7" x 9'8" (3.55m x 2.97m)

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

Wc:

5'0" x 2'10" (1.53m x 0.87m)

Wc, wash hand basin, part wall tiled and central heating radiator.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

12'7" x 12'1" (3.85m x 3.69m)

A front facing double room, wooden beams, two upvc double glazed windows and central heating radiator.

Bedroom:

11'3" x 9'5" (3.45m x 2.89m)

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

Bathroom:

7'6" x 5'10" (2.29m x 1.80m)

Comprises a modern suite, bath with shower attachment, wc, wash hand basin, part wall tiled, extractor and stainless steel ladder radiator.

Exterior:

To the side of the property is a small fenced enclosed yard.

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



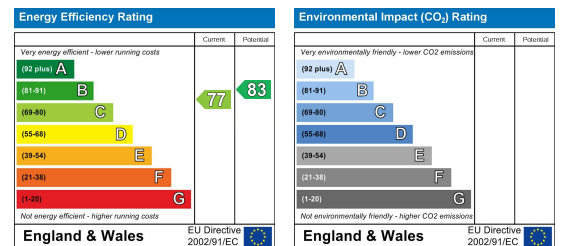
Floor Plan



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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