



**BELT**  
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## Grove Farm, Church Lane, Flamborough, YO15 1PG

Price Guide £285,000



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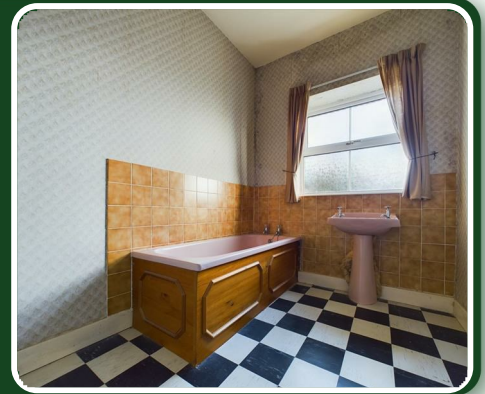
E



# Grove Farm, Church Lane

Flamborough, YO15 1PG

**Price Guide £285,000**



A spacious five bedroom detached farm house situated in a prime location in Flamborough. Close to some wonderful cliff top walks which are only half a mile away. 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, sitting room, dining room, kitchen and bathroom. First floor: five bedrooms. Exterior: Good size gardens. No ongoing chain.

## Entrance:

Door into inner hall.

## Lounge:

13'0" x 12'4" (3.98m x 3.77m)

A front facing room, open fire with tiled surround, upvc double glazed window and central heating radiator.

## Sitting room:

14'8" x 12'4" (4.48m x 3.77m)

A front facing room, fireplace with tiled surround, built in shelving, upvc double glazed window and central heating radiator.

## Dining room:

13'11" x 12'3" (4.26m x 3.75m)

A rear facing room, built in storage cupboards, gas fire with tiled surround, upvc double glazed window and central heating radiator.

## Kitchen:

12'7" x 7'11" (3.85m x 2.42m)

Fitted with a range of base and wall units, stainless steel sink unit, understairs storage cupboard, pantry, single glazed window and door onto the garden.

## Bathroom:

8'11" x 6'5" (2.72m x 1.96m)

Comprises bath, wc, wash hand basin, part wall tiled, upvc double glazed window and single glazed window.

## First floor:

Central heating radiator.

## Bedroom:

15'1" x 12'5" (4.61m x 3.79m)

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

## Bedroom:

14'11" x 12'4" (4.55m x 3.78m)

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

## Bedroom:

13'4" x 12'4" (4.08m x 3.77m)

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

## Bedroom:

12'4" x 9'8" (3.76m x 2.96m)

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

### Bedroom:

8'9" x 7'10" (2.69m x 2.40m)

A rear facing single room, upvc double glazed window.

### Exterior:

To the front of the property is a large walled garden with lawn.

To the side elevation is access to one private car parking space.

To the rear of the property is a good size walled garden.

### 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

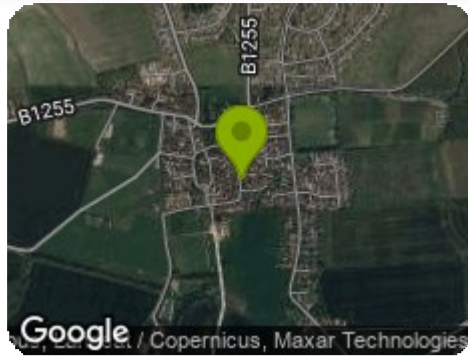
for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection 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



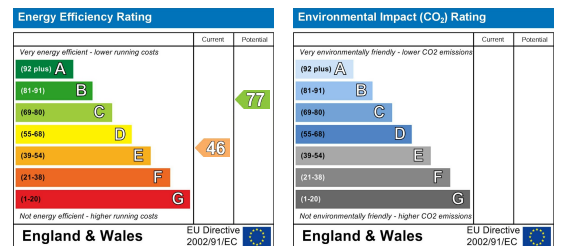
## Floor Plan



## 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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