



**BELT**  
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**2 Southsea Way, Flamborough, YO15 1BN**

**Price Guide £225,000**



# 2 Southsea Way

Flamborough, YO15 1BN

## Price Guide £225,000



An extended two bedroom semi detached bungalow offering spacious living accommodation. Situated in a cul de sac location, close to the village cricket and sports ground. Also close to the village church and just a third of a mile to the stunning South Landing Bay and cliff top walks.

The property comprises: lounge, kitchen/diner, two bedrooms and bathroom. Exterior: good size gardens, ample parking and garage. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Door into inner hall, central heating radiator.

### Lounge:

20'4" x 11'8" (6.22m x 3.58m)

A spacious front facing room, electric fire in a modern surround, upvc double glazed bow window and central heating radiator.

### Kitchen/diner:

22'6" x 11'3" (6.87m x 3.45m)

A spacious extended room fitted with a range of base and wall units, sink unit, stainless steel extractor, plumbing for washing machine, part wall tiled, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### Bedroom:

23'0" x 9'1" (7.03m x 2.79m)

An extended, spacious rear facing double room, built in

wardrobe, central heating radiator and upvc double glazed french doors onto the garden.

### Bedroom:

8'7" x 6'9" (2.62m x 2.07m)

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

### Bathroom:

6'6" x 5'3" (2.00m x 1.61m)

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

### Exterior:

To the front of the property is a block paved forecourt for parking. To the side elevation is a private block paved driveway leading to the garage.

### Garden:

To the rear of the property is a good size garden. Paved and decked patio areas, lawn, borders of shrubs and bushes. A timber built shed.

### Garage:

Up and over door, power and lighting.

### Notes:

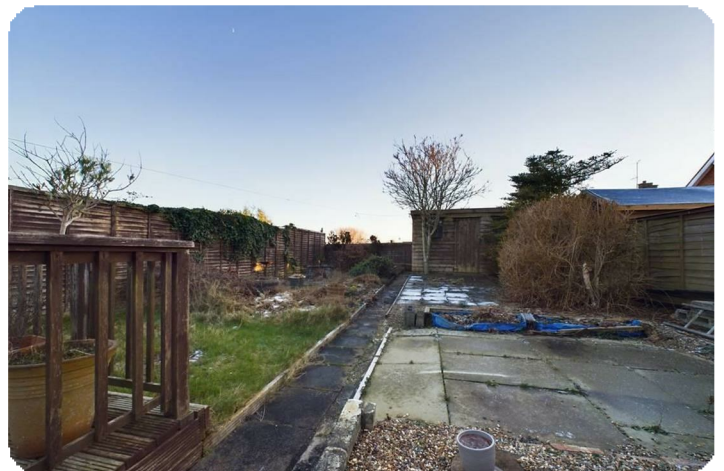
Council tax band C.

## 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



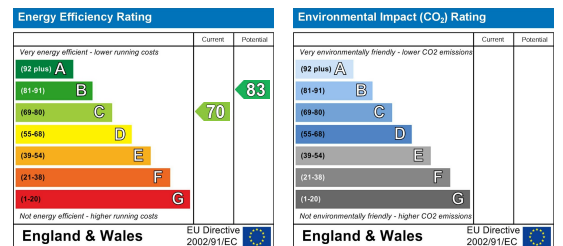
## Floor Plan



## 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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