



**BELT**  
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**5 Church Close, Flamborough, Bridlington, YO15 1AF**

**Price Guide £210,000**



# 5 Church Close

Flamborough Bridlington, YO15 1AF

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A two bed semi-detached bungalow situated in a prime location opposite the village cricket ground close to the Church and within approx half mile of South landing bay and cliff top walks. Also convenient for village amenities which include supermarket, local shops, school, library and bus service to Bridlington.

The property comprises: kitchen, spacious lounge, two double bedrooms and bathroom. Exterior: low maintenance gardens and private driveway with ample parking. Upvc double glazing and gas central heating. No ongoing chain.

## **Entrance:**

Upvc double glazed door into inner hall, central heating radiator, access to a boarded loft space by pull down ladder with gas boiler.

## **Lounge:**

12'11" x 10'11" (3.94m x 3.33m)

A spacious front facing room, gas fire with wood surround, upvc double glazed window and central heating radiator.

## **Kitchen:**

11'5" x 7'1" (3.48m x 2.16m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

## **Bedroom:**

10'11" x 10'10" (3.35m x 3.32m)

A rear facing double room, built in storage cupboards, upvc double glazed window and central heating radiator.

## **Bedroom:**

10'6" x 9'10" (3.22m x 3.00m)

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

## **Bathroom:**

6'11" x 6'0" (2.12m x 1.83m)

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

## **Exterior:**

To the front of the property is a good size walled garden with lawn and borders of shrubs and bushes. Private driveway with ample parking leading to the rear garden.

## **Garden:**

To the rear of the property is a low maintenance garden. Mainly paved with borders of shrubs and bushes. Timber built shed.

## **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.



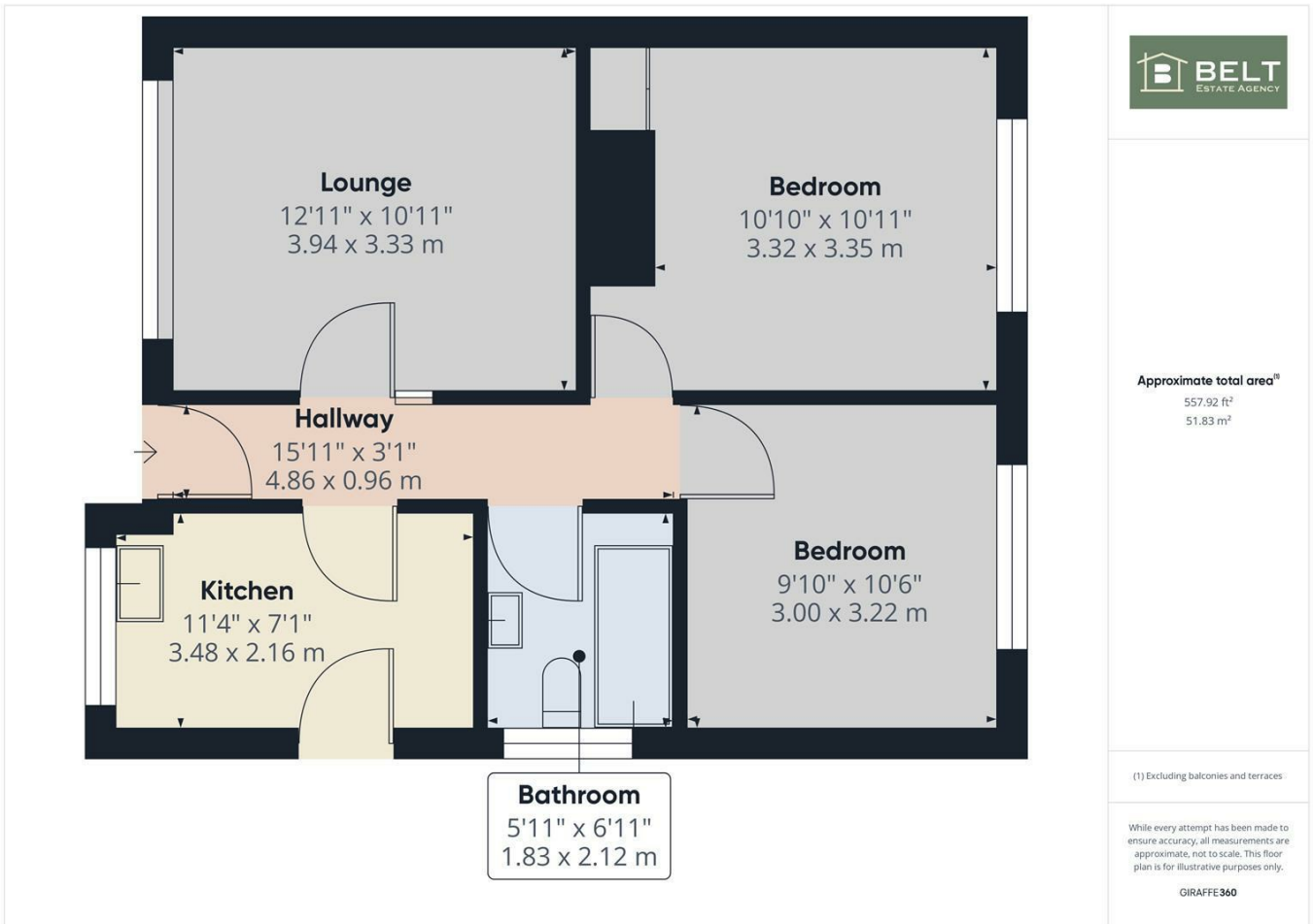
Road Map

Hybrid Map

Terrain Map



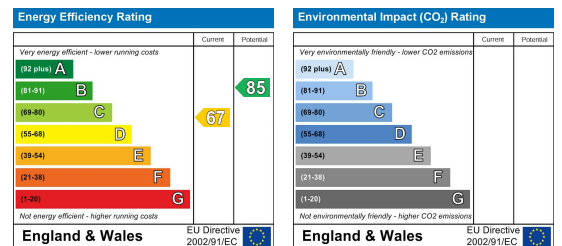
### Floor Plan



### 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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