



BELT
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White Wall Flats, Flat 1, 12 High Street, Flamborough, YO15

Price Guide £105,000



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Flamborough, YO15 1JT

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Welcome to this charming property located on High Street in the picturesque village of Flamborough.

Situated on the ground floor, this flat offers easy access and convenience. The private car parking space provides secure parking for your vehicle.

With no ongoing chain, you can swiftly make this lovely flat your own without any delays.

The freehold tenure gives you peace of mind and the freedom to truly make this property your own.

Nestled in the heart of Flamborough village, you'll enjoy the quintessential English charm and community spirit that this location offers. Yards away 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.

The property comprises: kitchen/diner, lounge, two double bedrooms and bathroom.

Don't miss out on this fantastic opportunity to own a piece of Flamborough village. Contact us today to arrange a viewing and envision the potential this property holds for you.

Entrance:

Upvc double glazed door into outer porch, upvc double glazed window, built in storage area with plumbing for washing machine and door into:

Kitchen/diner:

11'1" x 9'10" (3.39m x 3.01m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, open beams and upvc double glazed window.

Lounge:

12'2" x 12'0" (3.72m x 3.66m)

A front facing room, open beams, gas fire with wood surround and two upvc double glazed windows.

Inner hall:

Electric night storage heater.

Bedroom:

11'11" x 10'7" (3.65m x 3.25m)

A front facing double room, open beams ceiling, built in wardrobes, cupboards and drawers. Upvc double glazed window and electric night storage heater.

Bedroom:

11'2" x 9'2" (3.41m x 2.81m)

A rear facing double room, built in storage cupboards one housing hot water store and upvc double glazed window.

Bathroom:

7'10" x 4'7" (2.39m x 1.41m)

Comprises bath with electric shower over, wc, wash hand basin, full wall tiled and single glazed window.

Exterior:

To the rear of the property is a pebbled private car parking space and a shed.

Notes:

Council tax band: A

The property owns the freehold for the building and the first floor flat pays an annual ground rent of £100 to the owner.

The furniture can be included in the sale.

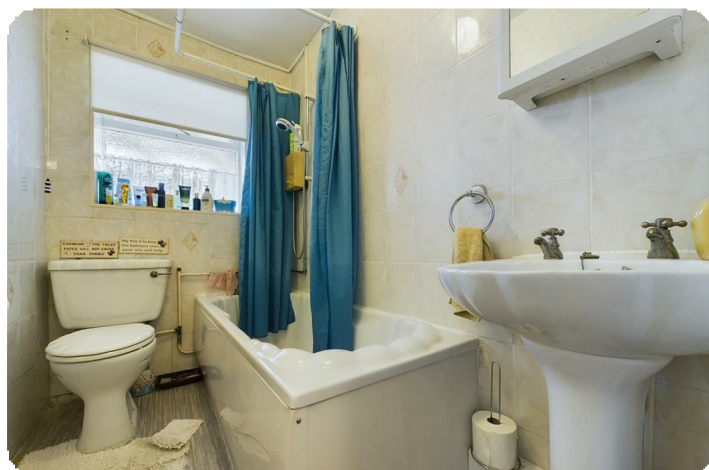
Purchase procedure

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.



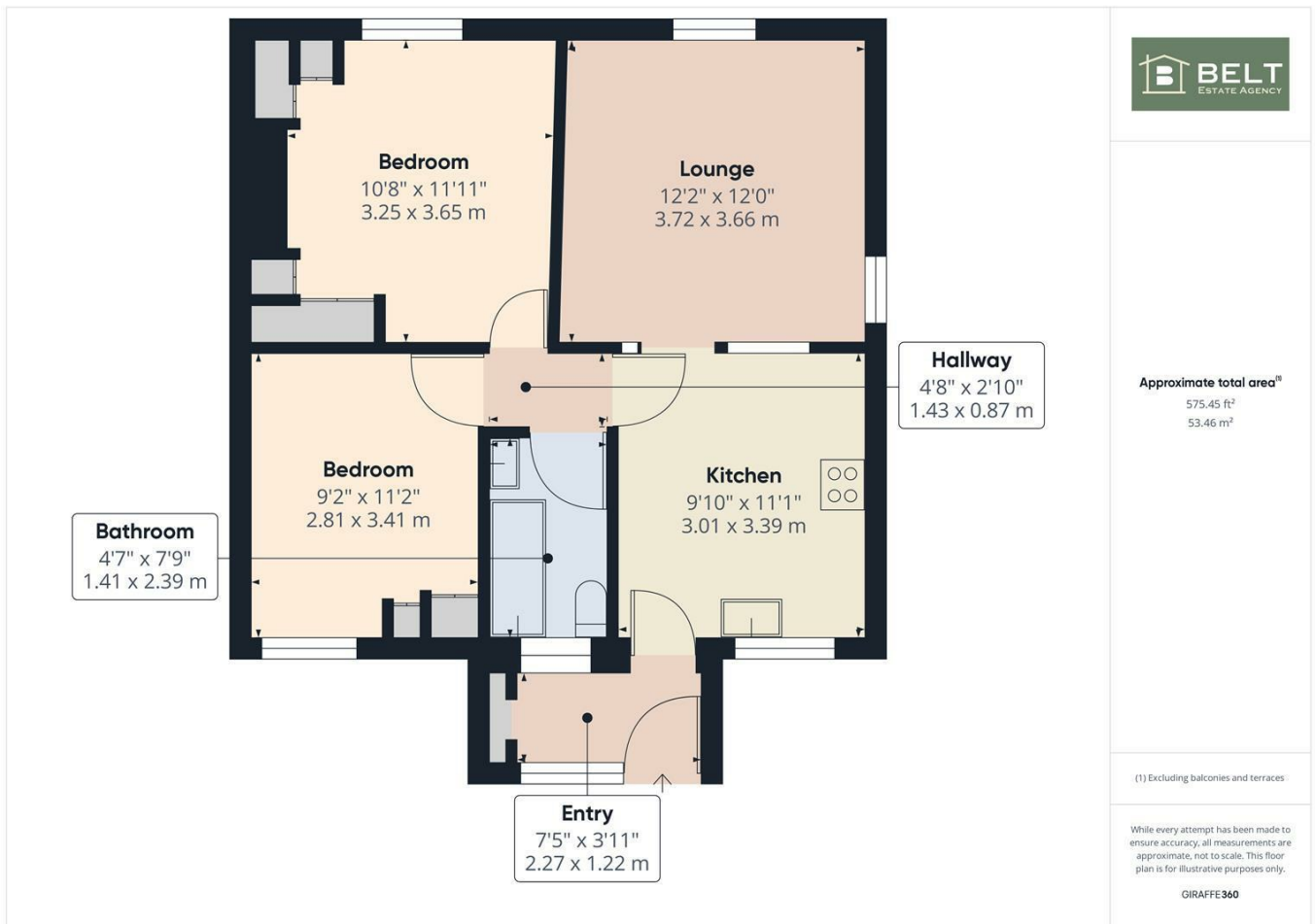
Road Map

Hybrid Map

Terrain Map



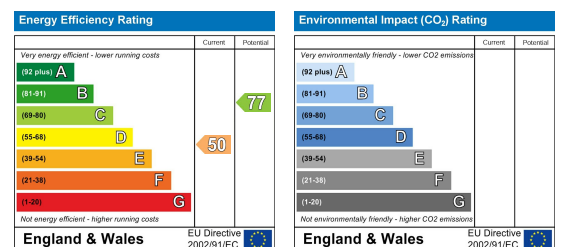
Floor Plan



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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