



**BELT**  
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**11 Bridlington Road, Flamborough, YO15 1PW**

**Price Guide £163,950**



# 11 Bridlington Road

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Welcome to this charming traditional brick and chalk cottage located on Bridlington Road in the picturesque village of Flamborough.

This delightful property boasts a cosy reception room, perfect for relaxing after a long day exploring the beautiful surroundings. A kitchen/diner, one bedroom and one bathroom, this cottage offers a comfortable living space.

Whether you are seeking a permanent residence or considering an investment opportunity as the property is currently run as a successful holiday let, this property is versatile and offers the flexibility to suit your needs.

Situated in Flamborough, known for its stunning cliffs and beautiful beaches, this cottage offers a unique opportunity to embrace a relaxed coastal lifestyle.

Yards away from the historic village Church and within convenient access of country walks across open fields to cliff tops and Danes Dyke. Also convenient for access into the main village which has a variety of shops, inns and restaurants.

## **Entrance:**

Door leads directly into:

## **Lounge:**

11'5" x 11'2" (3.48m x 3.42m)

A front facing room, Yorkist style ornate range, open beams, double glazed window and central heating radiator.

## **Kitchen/diner:**

12'7" x 8'9" (3.85m x 2.68m)

Fitted with a range of modern base and wall units, Belfast sink unit, electric oven, gas hob with extractor over. Part wall tiled, floor tiled, understairs storage cupboard, gas boiler, double glazed window and door to the rear courtyard.

## **First floor:**

### **Bedroom:**

11'8" x 10'9" (3.56m x 3.29m)

A front facing double room, period fireplace, stripped floor boards, double glazed window and central heating radiator.

### **Bathroom:**

8'11" x 6'8" (2.72m x 2.04m)

Comprises a roll top bath, wc and wash hand basin. Wall panelling, extractor, tiled floor, double glazed window and central heating radiator.

## **Exterior:**

To the rear of the property is two brick built outbuildings with plumbing for washing machine, power and lighting.

## **Notes:**

Council tax band:

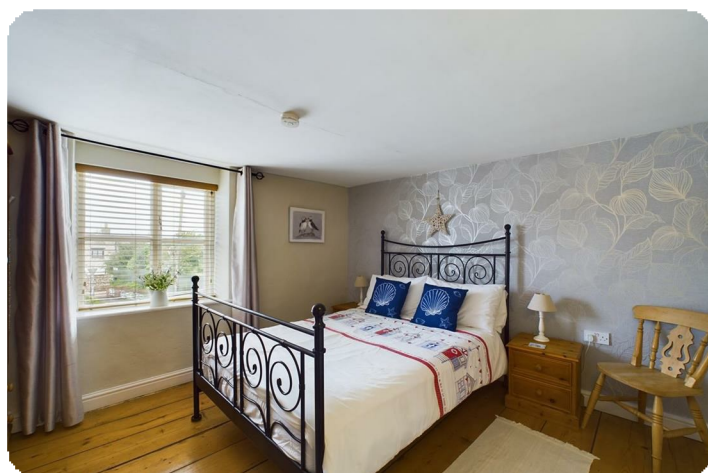
## **Purchase procedure**

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



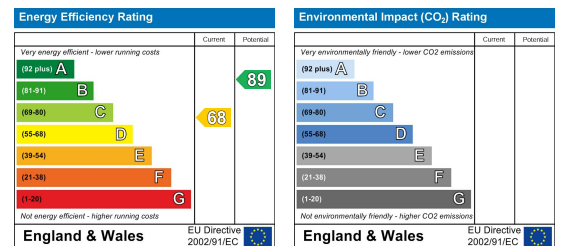
## Floor Plan



## 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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