



Shamrock Cottage, North Marine Road, Flamborough, YO15

Price Guide £179,950



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A three bedroom mid-terrace house, located on North Marine Road close to cliff top walks and the north landing bay. 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 as a regular bus service is in operation to Bridlington.

The property comprises: Ground floor: lounge, sitting/dining room, kitchen/diner, utility and upvc conservatory. First floor: two double bedrooms and modern bathroom. Second floor: a further double bedroom. Exterior: low maintenance gardens. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into lobby, door into inner hall, central heating radiator.

Lounge:

11'8" x 11'6" (3.58m x 3.51m)

A front facing room, electric fire, upvc double glazed bay window and archway into:

Dining/sitting room:

12'5" x 12'2" (3.79m x 3.73m)

A rear facing room, modern wall mounted electric fire, understairs storage cupboard, upvc double glazed window and central heating radiator.

Kitchen/diner:

19'6" x 8'3" (5.95m x 2.54m)

Fitted with a range of base units, stainless steel sink unit, free standing Belling cooker with extractor over, part wall tiled, two upvc double glazed windows and central heating radiator.

Utility:

19'8" x 6'1" (6.01m x 1.86m)

Fitted with base units, wall panelling, plumbing for washing machine, space for a fridge/freezer and upvc double glazed door into:

Upvc conservatory:

15'4" x 7'4" (4.69m x 2.24m)

A rear facing room over looking the garden, central heating radiator and french doors.

First floor:

Understairs storage cupboard.

Bedroom:

13'6" x 12'0" (4.14m x 3.68m)

A front facing double room, built in sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

12'3" x 8'3" (3.74m x 2.52m)

A rear facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

12'4" x 8'7" (3.78m x 2.62m)

Comprises a modern suite, bath with shower attachment, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, shaver socket, two upvc double glazed windows and central heating radiator.

Second floor:

Bedroom:

14'1" x 12'0" (4.30m x 3.68m)

A front facing double room, apex ceiling, built in cupboards and two velux windows.

Exterior:

To the front of the property is a small walled garden. To the rear of the property is a low maintenance fenced garden. Mainly block paved and pebbled, decked patio and timber built summer house.

Notes:

Council tax band: A

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

Ground Floor

Floor 1

Approximate total area⁽¹⁾
1371.3 ft²
127.4 m²

Reduced headroom
67.8 ft²
6.3 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

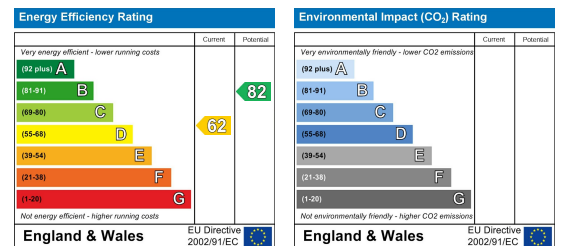
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Floor 2

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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