



BELT
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4 Southsea Way, Flamborough, YO15 1BN

Price Guide £210,000



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PROTECTED

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This extended two-bedroom semi-detached bungalow is nestled in a cul-de-sac in the village of Flamborough. Conveniently located near the village cricket and sports ground. It's also a short distance from the village church and merely a third of a mile from the breath-taking South Landing Bay and its cliff-top walks.

The property comprises: kitchen, lounge, two bedrooms, bathroom, plus either a third bedroom, dining room or a second sitting room. Exterior: private driveway with ample parking, gardens and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner porch. Door into inner hall, built in storage cupboard and two central heating radiators. Access to part boarded loft space with gas combi boiler.

Lounge:

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

A spacious front facing room, gas fire in a tiled surround, upvc double glazed bay window and two central heating radiators.

Kitchen:

8'4" x 8'2" (2.56m x 2.51m)

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

Bedroom/dining/sitting:

19'7" x 11'5" (5.99m x 3.48m)

A spacious extended rear facing room which could be used as a third bedroom, dining room and a second sitting room. Upvc double glazed window, three central heating radiators and upvc double glazed french doors onto the rear garden.

Bedroom:

23'0" x 8'8" (7.02m x 2.66m)

A spacious extended rear facing room, fitted wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

8'6" x 6'9" (2.60m x 2.07m)

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

Bathroom:

6'7" x 5'3" (2.03m x 1.62m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, wall panelling, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is an open plan garden with lawn. To the side of the property is a private driveway leading to the garage. Gated side access to the rear garden.

Garden:

To the rear of the property is a fenced enclosed garden. Patio to lawn with borders and beds of shrubs and bushes.

Garage:

Brick built garage, up and over door.

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



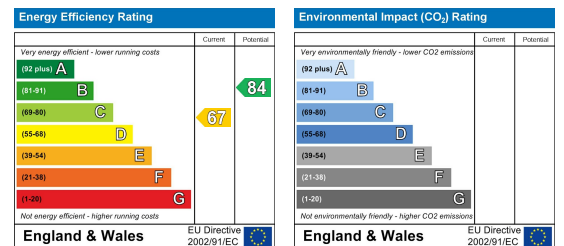
Floor Plan



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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