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## Little Thornwick Cottage, High Street, Flamborough, YO15 1JX

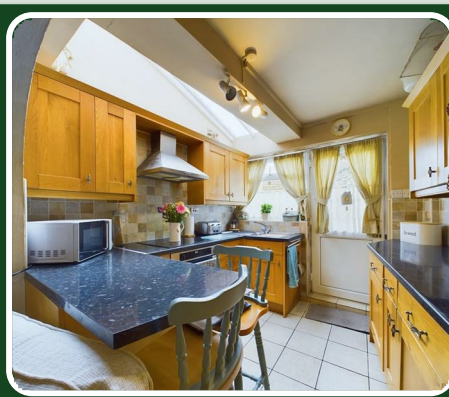
Price Guide £169,950



# Little Thornwick Cottage, High Street

Flamborough, YO15 1JX

## Price Guide £169,950



Welcome to this charming cottage located on High Street in the picturesque village of Flamborough. 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: Ground floor: dining room, lounge and kitchen. First floor: two bedrooms and bathroom. Second floor: a further double bedroom. Exterior: cottage style rear garden.

### Entrance:

Upvc double glazed door leads directly into:

### Dining room:

10'10" x 10'9" (3.31m x 3.28m)

A front facing room, open fire with brick surround, open beams and upvc double glazed window.

### Lounge:

A rear facing room, open fire with back boiler and brick surround, electric night storage heater and archway into:

### Kitchen:

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, floor tiled, integrated washing machine and fridge. Upvc double glazed window and upvc double glazed door onto the garden.

### First floor:

Electric night storage heater.

### Bedroom:

10'11" x 10'9" (3.35m x 3.30m)

A front facing double room, built in storage cupboard and upvc double glazed window.

### Bedroom:

9'6" x 6'9" (2.90m x 2.06m)

A rear facing single room, built in storage cupboard and upvc double glazed window.

### Bathroom:

7'10" x 5'9" (2.39m x 1.76m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

### Second floor:

### Bedroom:

16'5" x 8'1" (5.01m x 2.47m)

A front facing double room, electric night storage heater and upvc double glazed window.

### Exterior:

To the rear of the property is a cottage style garden. Mainly pebbled with borders of shrubs and bushes. Brick built outbuilding with power and lighting for storage leading to a further small garden area.



## 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



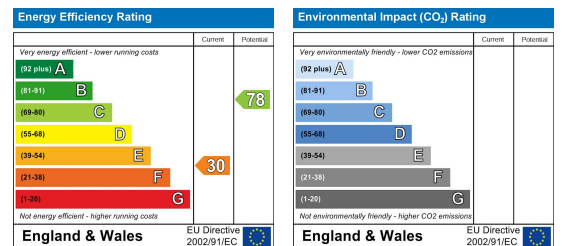
## Floor Plan



## 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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