



Rosas, Mereside, Flamborough, YO15 1LA

Price Guide £250,000



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Welcome to this spacious three bedroom detached house in the village of Flamborough. Situated in an elevated position overlooking the picturesque village green.

Whether you are seeking a holiday home to escape the hustle and bustle or looking for a permanent residence, this home provides ample space catering to all of your needs.

Located in the heart of the Flamborough and within easy walking distance for local shops/restaurants, primary school, doctors, community centre and library. Also only a short distance to the lovely coastal walks at South and North landing.

The property comprises: Ground floor: lounge, kitchen/diner and sitting room. First floor: three double bedrooms and bathroom. Exterior: gardens, garage and private parking. Upvc double glazing and gas central heating.

With no ongoing chain, the process of making this house your home is made even smoother.

Entrance:

Upvc double glazed door into porch. Door into inner hall, under stairs storage cupboard and central heating radiator.

Lounge:

14'9" x 11'10" (4.50m x 3.62m)

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

Sitting room:

13'10" x 11'8" (4.24m x 3.56m)

A rear facing room, open fire with brick surround, two upvc double glazed windows and central heating radiator.

Kitchen/diner:

14'8" x 12'9" (4.48m x 3.90m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc door to the side elevation.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

14'7" x 11'11" (4.47m x 3.64m)

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

Bedroom:

13'11" x 11'7" (4.25m x 3.55m)

A rear facing double room, built in wardrobes, two upvc double glazed windows and central heating radiator.

Bedroom:

11'1" x 8'6" (3.39m x 2.61m)

A rear facing double room, built in wardrobes and storage cupboards (one housing gas combi boiler). Upvc double glazed window and central heating radiator.

Bathroom:

7'9" x 5'7" (2.38m x 1.71m)

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

Exterior:

To the front of the property is a walled garden, lawn with well established borders of shrubs and bushes. Paved driveway for parking leading to the garage.

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



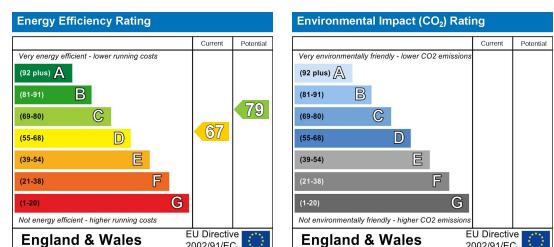
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

