



**BELT**  
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## Happy Days, Lighthouse Road, Flamborough, YO15 1AJ

Price Guide £110,000



# Happy Days, Lighthouse Road

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Nestled on Lighthouse Road in the picturesque village of Flamborough, this two-bedroom detached bungalow is a unique timber frame, that is perfect for those seeking a permanent residence or a weekend getaway.

Situated in a prime location, this bungalow treats its residents to views of the nearby golf course, cliff tops, and the sea.

Lighthouse Road is just away from the main village and only a short walk from Flamborough Head. In the main village can be found a cafe's, public houses and restaurants. There are two lighthouses at Flamborough including the octagonal pillar which dates from 1674 and is believed to be the oldest surviving Lighthouse in England.

With no ongoing chain, the process of making this property your own is made even smoother. It's worth noting that this property is suited for cash buyers only,

The property comprises: sun porch, lounge, kitchen/diner, two bedrooms and bathroom. Exterior: enclosed gardens and private parking.. The property can be purchased fully furnished.

## **Entrance:**

14'5" x 3'2" (4.40m x 0.97m)

Upvc double glazed door into sun porch, door leads directly into:

## **Lounge:**

14'5" x 9'5" (4.40m x 2.89m)

A front facing room, log burning stove with wood surround, wood framed windows.

## **Kitchen/diner:**

14'5" x 7'10" (4.40m x 2.40m)

Fitted with a range of base units, inset stainless steel sink unit, electric oven, gas hob with extractor above. Part wall tiled, space for fridge, central heating radiator and two upvc double glazed windows with open countryside views. Upvc double glazed door into the conservatory.

## **Conservatory:**

12'5" x 8'4" (3.80m x 2.56m)

Over looking the garden.

## **Bedroom:**

13'3" x 7'8" (4.04m x 2.35m)

A front facing double room, two double glazed windows and electric radiator.

## **Bedroom:**

10'0" x 8'0" (3.05m x 2.45m)

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

## **Bathroom:**

7'7" x 5'10" (2.32m x 1.80m)

Comprises bath with electric shower over, wc, wash hand basin, wall panelling, built in storage cupboard, upvc double glazed window.

## **Exterior:**

Enclosed garden area with lawn and private car parking.



## Notes:

Council tax band: A

The property is leasehold.

The ground rent is £1000 per annum.

## 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



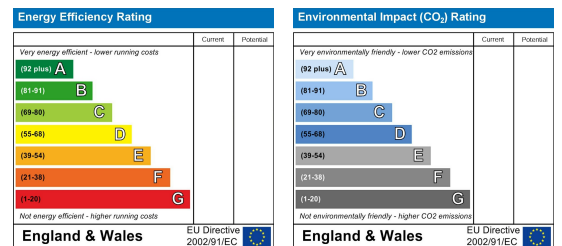
## Floor Plan



## 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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