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**7 Flaen Road, Flamborough, YO15 1QF**

**Price Guide £335,000**



# 7 Flaen Road

Flamborough, YO15 1QF

## Price Guide £335,000



A three bedroom detached house, built in 2020 by a local builder, offers a perfect blend of contemporary design and a light and airy ambiance.

One of the highlights of this home is the conservatory, offering a space to enjoy the beauty of the outdoors all year round. The bi-folding doors open onto the garden, creating a seamless blend of indoor-outdoor living.

Situated in a desirable location close to the village church, this house offers the best of both worlds - a peaceful retreat away from the hustle and bustle, yet close enough to amenities for convenience. Flaen Road is the perfect place to call home.

Whether you are seeking a permanent residence or a holiday retreat, this property caters to your every need.

The property comprises: Ground floor: wc, spacious lounge, modern kitchen/diner and conservatory. First floor: three bedrooms and modern bathroom. Exterior: south facing rear garden, private driveway with ample parking and garage. 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 a spacious inner hall, built in storage cupboard, upvc double glazed window and central heating radiator.

### Wc:

5'10" x 2'6" (1.80m x 0.77m)

Wc, wash hand basin with vanity unit, part wall tiled, extractor and upvc double glazed window.

### Lounge:

14'1" x 14'0" (4.30m x 4.29m)

A spacious front facing room, two upvc double glazed windows, central heating radiator and feature gas stove.

### Kitchen/diner:

20'7" x 9'7" (6.28m x 2.94m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and electric induction hob with extractor over. Part wall tiled, integrated fridge/freezer, dishwasher and washing machine. Gas boiler, upvc double glazed window, central heating radiator and upvc double glazed french doors into the conservatory.

### Upvc conservatory:

12'0" x 11'0" (3.66m x 3.37m)

Over looking the south facing garden, bi folding doors to two sides.

### First floor:

#### Bedroom:

12'8" x 11'11" (3.88m x 3.64m)

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

#### Bedroom:

12'8" x 11'10" (3.88m x 3.62m)

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

#### Bedroom:

7'8" x 7'6" (2.36m x 2.31m)

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

### **Bathroom:**

7'10" x 7'6" (2.39m x 2.31m)

Comprises a modern suite, bath, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

### **Exterior:**

To the front of the property is a open plan garden with lawn. To the side elevation is a block paved driveway with ample parking leading to the garage.

### **Garden:**

To the rear of the property is a private south facing enclosed garden. Paved patio to lawn with borders of shrubs and bushes. Timber built shed and water point.

### **Garage:**

Brick built garage, up and over door, side courtesy door onto the garden,

### **Notes:**

Council tax band: D

### **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



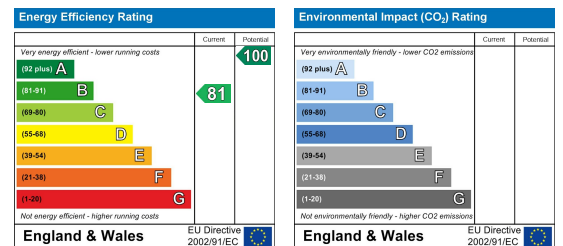
## Floor Plan



## 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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