



3 Lighthouse Road, Flamborough, YO15 1AQ

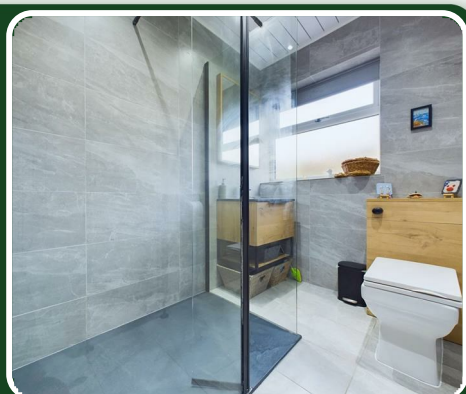
Price Guide £399,950



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Welcome to Lighthouse Road in the village of Flamborough, the property has been thoughtfully extended and renovated by its current owner, resulting in a quality interior that exudes warmth and style. The spacious layout is perfect for families looking for room to grow and entertain.

The dormer bungalow comprises, two reception rooms, four bedrooms, and three bathrooms, ample space for comfortable living.

One of the standout features of this property is the extensive rear parking. This, coupled with a large plot, ensures that parking will never be an issue for you or your guests.

Situated in the village of Flamborough, near the intersection of Southsea Road and Lighthouse Road. The property offers convenient access to the village centre shops and is about a mile from South Landing Bay, with Flamborough Head and the golf course just two miles away.

This detached dormer bungalow on Lighthouse Road offers a rare opportunity to own a property that has been thoughtfully designed. To truly grasp the full potential of this home, a viewing is highly recommended.

Entrance:

Upvc double glazed door into inner hall, feature wall panelling and column radiator.

Kitchen:

11'10" x 10'10" (3.62m x 3.31m)

Fitted with a range of modern base and wall units, Quartz worktops, breakfast bar, inset composite one and a half sink unit, electric double oven, gas hob with extractor over. Integrated fridge/freezer, dishwasher and upvc double glazed window.

Dining room:

13'10" x 12'4" (4.22m x 3.77m)

A front facing room, understairs storage cupboard, column radiator, staircase to the first floor and upvc double glazed french doors onto the front patio.

Lounge;

19'10" x 11'9" (6.06m x 3.59m)

A spacious double aspect room, inset multi fuel burning stove with slate inset and wooden surround. Two upvc double glazed windows and two column radiators.

Bedroom:

12'4" x 10'5" (3.76m x 3.19m)

A rear facing double room, built in modern sliding wardrobes, upvc double glazed window and column radiator.

Bedroom:

10'9" x 8'10" (3.30m x 2.71m)

A rear facing double room, upvc double glazed window and column radiator.

Bathroom:

7'6" x 5'10" (2.30m x 1.79m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and composite ladder radiator.

First floor:

Large built in storage cupboard.

Bedroom:

14'9" x 12'4" (4.50m x 3.78m)

A spacious rear facing double room, feature wall panelling, upvc double glazed window and electric radiator.

En-suite:

7'10" x 5'10" (2.39m x 1.79m)

Comprises a modern suite, free standing bath with shower attachment, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, built in storage cupboard, upvc double glazed window and electric radiator.

Walk in wardrobe:

6'5" x 4'1" (1.97m x 1.27m)

Fitted rails.

Bedroom:

17'2" x 7'3" (5.25m x 2.23m)

A rear facing double room, built in wardrobes, upvc double glazed window and electric radiator.

En-suite:

7'3" x 2'11" (2.22m x 0.89m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and electric radiator.

Exterior:

To the front of the property is a good size enclosed garden, paved patio to lawn.

To the rear of the property is a extensive pebbled parking area.

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



Approximate total area⁽¹⁾

1340.51 ft²

124.54 m²

Reduced headroom

4.08 ft²

0.38 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

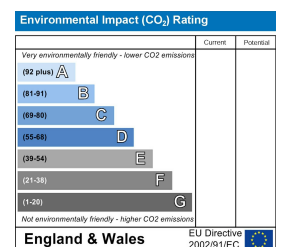
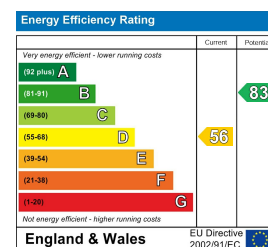
Calculations are based on RICS IPMS 3C standard.

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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



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