



## New Cottage, High Street, Flamborough, YO15 1JT

Price Guide £180,000





# New Cottage, High Street

Flamborough, YO15 1JT

## Price Guide £180,000



Located in the heart of Flamborough village, a charming end of terrace cottage.

Constructed in the 1980s by the reputable local builders Waud Bros, this well-presented home is just a stone's throw away from an array of local shops, inviting inns, and delightful restaurants, making it an ideal spot for both relaxation and recreation.

This cottage is not only a wonderful main residence but also presents an excellent opportunity as a holiday home or rental property, given its prime location and proximity to local amenities. Flamborough village is known for its stunning coastal scenery, making it a desirable destination for those looking to escape the hustle and bustle.

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

Whether you are seeking a permanent residence or a charming getaway, this end terrace cottage on High Street is a great choice, contact our office today to arrange a viewing.

### Entrance:

Upvc double glazed door into inner lobby. Upvc double glazed door into the lounge.

### Lounge:

16'2" x 11'4" (4.95m x 3.47m)

A front facing room, gas fire in a modern surround, understairs storage cupboard, upvc double glazed window and central heating radiator.

### Kitchen/diner:

14'4" x 10'6" (4.39m x 3.21m)

Fitted with a range of base and wall units, stainless steel one and half sink unit, electric double oven, gas hob with extractor over. Integrated fridge and freezer. Part wall tiled, gas combi boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door into the sun room.

### Sun room:

12'1" x 6'1" (3.70m x 1.87m)

Over looking the garden.

### First floor:

5'8" x 3'7" (1.74m x 1.10m)

Built in storage cupboard.

### Bedroom:

12'9" x 8'7" (3.91m x 2.62m)

A rear facing double room, built in sliding wardrobe, upvc double glazed window and central heating radiator.

### Bedroom:

11'4" x 10'0" (3.46m x 3.05m)

A front facing double room, built in wardrobe and cupboard. Two upvc double glazed windows and central heating radiator.

### **Bathroom:**

7'11" x 5'4" (2.42m x 1.64m)

Comprises bath with plumbed shower over, wc and wash hand basin with vanity unit. Part wall tiled, wall panelling, upvc double glazed window and stainless steel ladder radiator. Access to the loft.

### **Exterior:**

To the front of the property is a small walled garden. Gated side access to the rear garden.

### **Garden:**

To the rear of the property is a low maintenance fenced garden, block paved with raised borders. Rear access to the garage.

### **Garage:**

Brick built garage.

### **Notes:**

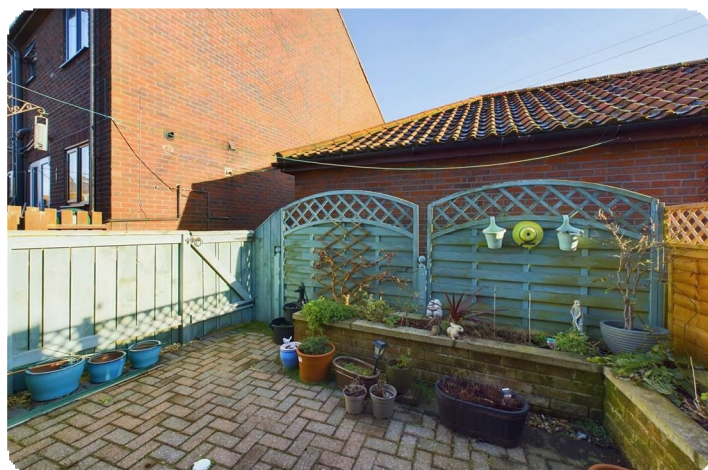
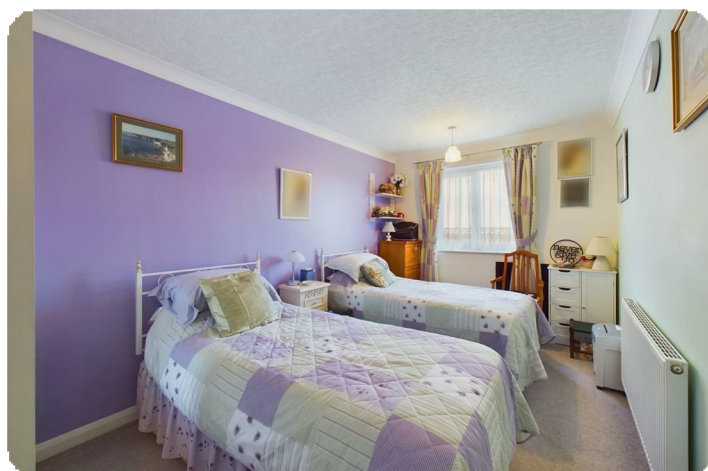
Council tax band: B

### **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



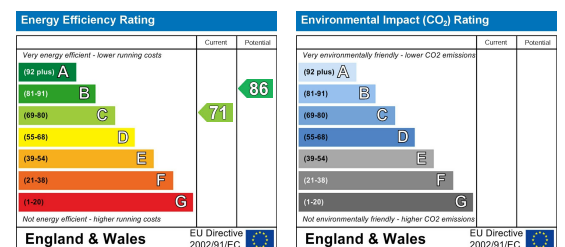
## Floor Plan



## 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.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

