



**34 North Moor Road, Flamborough, YO15 1BQ**

**Price Guide £150,000**



# 34 North Moor Road

Flamborough, YO15 1BQ

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A well-appointed detached timber chalet-style bungalow on the North Landing estate, just yards from cliff-top walks and the North Landing Cove. The property boasts open countryside views, making it ideal for a permanent residence or holiday home.

The property comprises: sun room, lounge, kitchen/diner, two double bedrooms and bathroom. Exterior: gardens and private driveway. Upvc double glazing and gas central heating. No ongoing chain.

The vendors have let us know that this property has just (March 2025) had a complete new insulated roof installed with a 10 year builder (local) guarantee

### Entrance:

Upvc door into outer porch, two upvc double glazed windows and door into:

### Sun room:

15'8" x 7'1" (4.80m x 2.16m)

A front facing room, three upvc double glazed windows, central heating radiator and archway into:

### Lounge:

15'9" x 9'5" (4.82m x 2.89m)

Gas fire with marble inset and wood surround, central heating radiator.

### Kitchen/diner:

17'6" x 7'1" (5.35m x 2.17m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob. Part wall tiled, integrated

fridge/freezer, space for washing machine and dishwasher. Upvc double glazed window, central heating radiator and patio doors onto the garden.

### Bedroom:

16'7" x 7'10" (5.08m x 2.39m)

A spacious double aspect room, two upvc double glazed windows and vertical radiator.

### Inner hall:

Built in storage cupboard.

### Bedroom:

11'9" x 8'0" (3.60m x 2.45m)

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

### Bathroom:

6'11" x 6'4" (2.11m x 1.94m)

Comprises bath with plumbed in shower over, 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 fenced enclosed garden with lawn and private driveway for parking.

### Garden:

To the rear of the property is a fenced enclosed garden. Decked patio to lawn, timber built shed and open countryside views.



### Notes:

Council tax band: A

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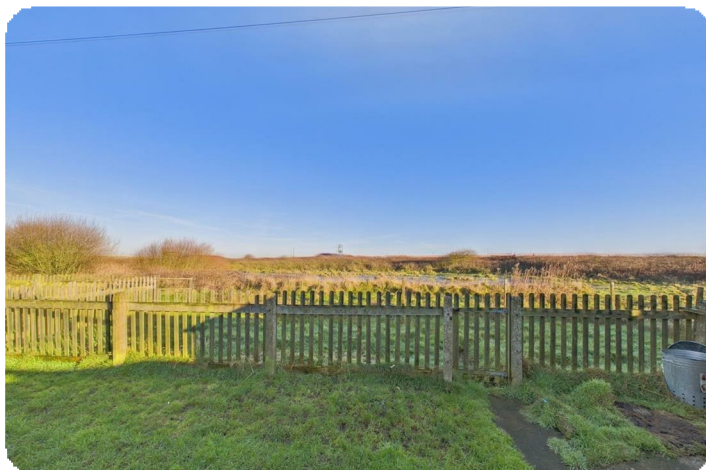
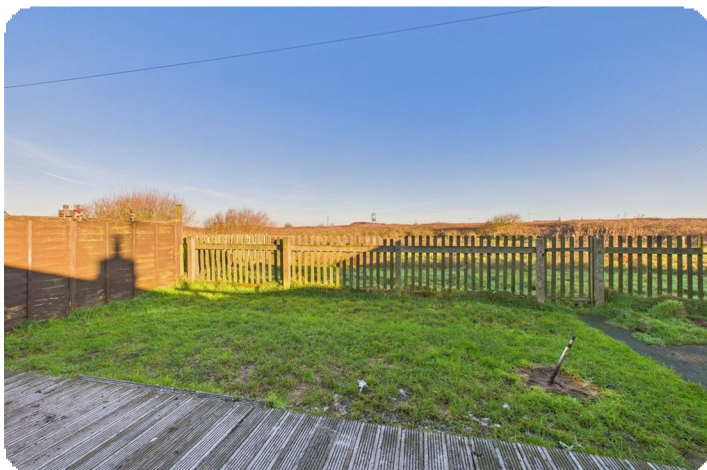
### Purchase procedure

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.



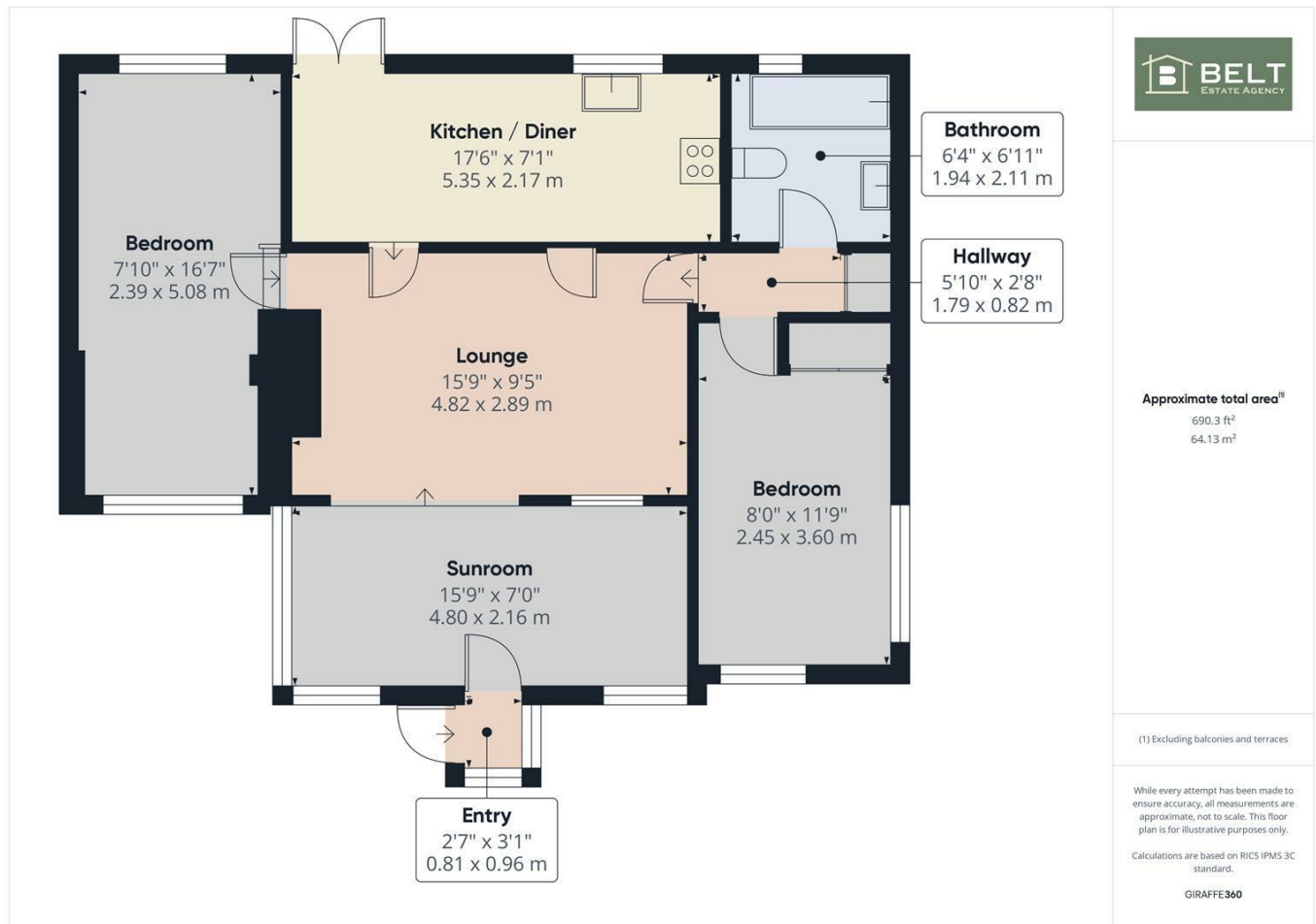
Road Map

Hybrid Map

Terrain Map



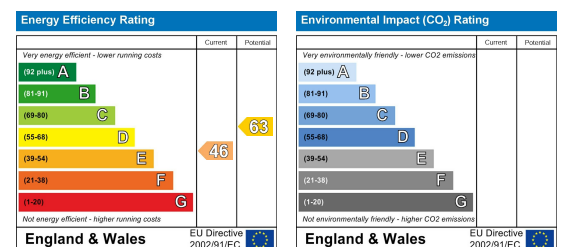
## Floor Plan



## 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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