



**BELT**  
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## Westfield, North Marine Road, Flamborough, YO15 1LF

Price Guide £210,000



# Westfield, North Marine Road

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Welcome to the village of Flamborough, a beautifully presented end terrace house on North Marine Road.

The property has three generously sized bedrooms, perfect for families or those seeking a peaceful retreat. The spacious layout includes two reception rooms, providing ample space for relaxation and entertaining.

The property is an ideal choice for those seeking a holiday home/let or a permanent residence.

The absence of an ongoing chain ensures a smooth transition for prospective buyers.

Located on North Marine Road close to cliff top walks and the north landing bay. Also convenient the main village centre where there are ample facilities local shops, supermarket, public houses and restaurants. Flamborough has a recreation ground with cricket, football and tennis clubs. There is also a separate Bowling club, public library, village hall, W.I and church hall which all add to making the area a popular choice for buyers, and you can leave the car at home as a regular bus service is in operation to Bridlington.

With its spacious layout, good-sized bedrooms, and potential for both holiday letting and permanent residence, this property is not to be missed.

### Entrance:

Composite door into inner lobby. Door into inner hall, central heating radiator.

### Lounge/diner:

24'7" x 11'6" (7.51m x 3.52m)

### Lounge:

A front facing room, upvc double glazed bay window, central heating radiator and archway into the dining room.

### Dining room:

A rear facing room, understairs storage cupboard, upvc double glazed window and central heating radiator.

### Kitchen:

11'11" x 8'3" (3.65m x 2.54m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Gas combi boiler, plumbing for washing machine, integrated microwave and dishwasher. Upvc double glazed window, central heating radiator and composite door to the rear courtyard.

### First floor:

#### Bedroom:

13'10" x 11'10" (4.24m x 3.61m)

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

#### Bedroom:

12'3" x 8'7" (3.75m x 2.62m)

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

#### Bathroom:

8'8" x 8'2" (2.66m x 2.49m)

Comprises a modern suite, "L" shaped bath with shower attachment, wash hand basin with vanity unit, wall panelling, two upvc double glazed windows and stainless steel ladder radiator.

### **Wc:**

4'7" x 3'1" (1.40m x 0.94m)

Wc, wash hand basin, upvc double glazed window and stainless steel ladder radiator.

### **Second floor:**

#### **Bedroom:**

13'8" x 11'2" (4.19m x 3.42m)

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

#### **Exterior:**

To the front of the property is a small walled garden area.

#### **Garden:**

To the rear of the property is a private, walled, low maintenance paved courtyard.

#### **Notes:**

### **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:**

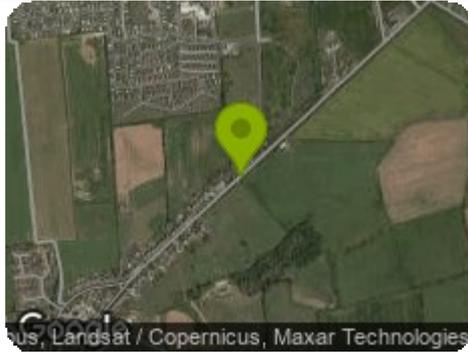
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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

**Ground Floor**

- Entry: 3'1" x 2'9" (0.95 x 0.86 m)
- Hallway: 3'2" x 12'9" (0.97 x 3.90 m)
- Lounge / Diner: 11'6" x 24'7" (3.52 x 7.51 m)
- Kitchen: 8'4" x 11'11" (2.54 x 3.65 m)

**Floor 1**

- Bedroom: 13'11" x 11'10" (4.24 x 3.61 m)
- Bedroom: 8'7" x 12'3" (2.62 x 3.75 m)
- Bathroom: 8'1" x 8'8" (2.49 x 2.66 m)
- WC: 4'6" x 3'0" (1.40 x 0.94 m)
- Landing: 2'5" x 8'2" (0.76 x 2.50 m)
- Landing: 3'3" x 3'0" (1.00 x 0.92 m)

**Floor 2**

- Bedroom: 13'9" x 11'2" (4.19 x 3.42 m)

**Approximate total area<sup>1</sup>**

- 1030.43 ft<sup>2</sup>
- 95.73 m<sup>2</sup>

**Reduced headroom**

- 58.34 ft<sup>2</sup>
- 5.42 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 R/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.

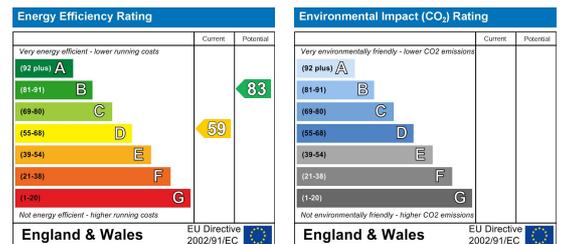
Calculations are based on RICS IPMS 3C standard.

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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



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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