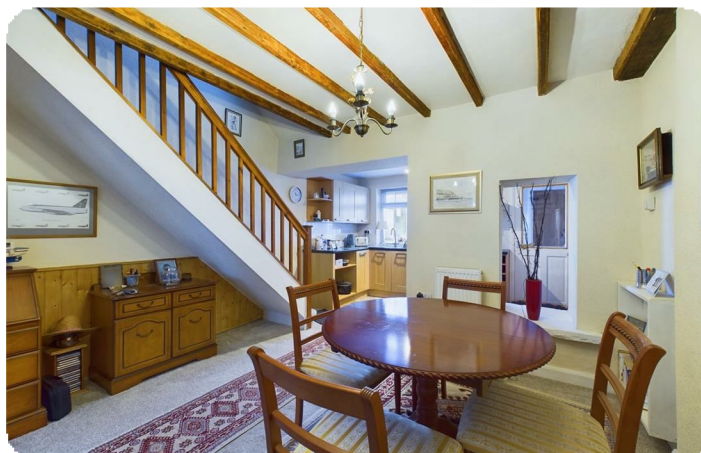




5 Tower Street, Flamborough, YO15 1PD

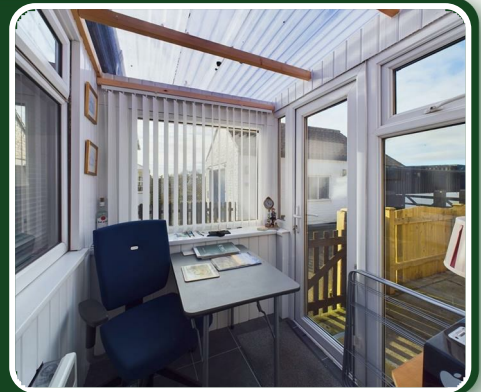
Price Guide £179,950



5 Tower Street

Flamborough, YO15 1PD

Price Guide £179,950



Welcome to the village of Flamborough, a two bedroom semi-detached cottage on Tower Street. Whether you're in the market for a holiday home, a rental property, or a permanent residence, this cottage ticks all the boxes.

Flamborough is known for its stunning cliffs and beautiful beaches. In the main village centre 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 if you want as a regular bus service is in operation to Bridlington.

The property comprises: Ground floor: lounge, dining room, kitchen, utility/wc and upvc sun room. First floor: a double bedroom and bathroom. Second floor: a further double bedroom. Exterior: low maintenance garden. Upvc double glazing and gas central heating.

This property is a perfect opportunity for anyone looking to embrace the coastal lifestyle, whether for personal use or as an investment.

Entrance:

Upvc double glazed door leads directly into:

Lounge:

12'2" x 10'8" (3.72m x 3.27m)

A front facing room, feature brick fireplace, upvc double glazed window and two central heating radiators.

Dining room:

12'5" x 10'11" (3.81m x 3.33m)

Two central heating radiators, exposed beams and staircase to first floor.

Kitchen:

13'6" x 5'10" (4.12m x 1.80m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, upvc double glazed window and central heating radiator.

Rear lobby:

Central heating radiator and upvc double glazed door onto the garden.

Utility/wc:

7'8" x 6'10" (2.36m x 2.10m)

Wc, wash hand basin, plumbing for washing machine, part wall tiled, upvc double glazed window and central heating radiator.

Sun room:

5'1" x 4'10" (1.57m x 1.49m)

Electric heater and upvc door onto the garden.

First floor:

Central heating radiator.

Bedroom:

11'7" x 10'8" (3.55m x 3.26m)

A front facing double room, two built in wardrobes, upvc double glazed window and two central heating radiators.

Bathroom:

8'11" x 8'7" (2.73m x 2.64m)

Comprises bath with plumbed in shower over and shower

attachment. Wc, wash hand basin, built in storage cupboard housing gas combi boiler, wall panelling, chrome ladder radiator, upvc double glazed window and central heating radiator.

Second floor:

Central heating radiator.

Bedroom:

11'3" x 10'2" (3.43m x 3.10m)

A rear facing double room, apex ceiling, access to the eaves, velux window and central heating radiator.

Exterior:

To the rear of the property is a low maintenance fenced garden area and a timber shed.

Notes:

Council tax band: A

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



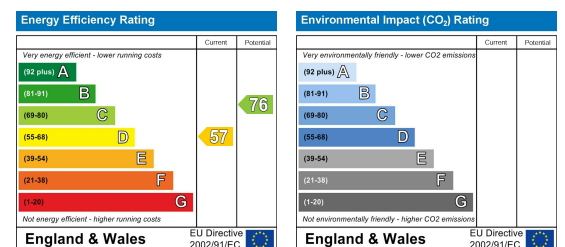
Floor Plan



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

