



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



White Bays, Tower Street, Flamborough, YO15 1PD

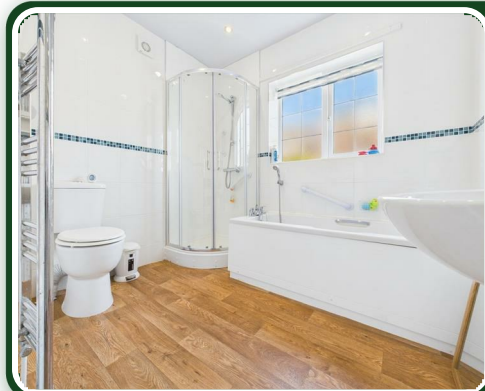
Price Guide £469,950



White Bays, Tower Street

Flamborough, YO15 1PD

Price Guide £469,950



Welcome to White Bays, Tower Street in Flamborough, a spacious detached property that presents an exceptional opportunity for families or those seeking multi-generational living.

Set on approximately half an acre, the property boasts beautifully gardens that provide a serene backdrop for outdoor activities and relaxation.

Inside, the home features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Three well-proportioned bedrooms, a spacious office which could be used as a fourth bedroom and three bathrooms.

The property is equipped with modern amenities, including solar panels that contribute to energy efficiency and sustainability. An air conditioning system ensures comfort throughout the year.

The tucked-away position of the property ensures a peaceful environment, making it an ideal retreat from the hustle and bustle of everyday life. Additionally, the generous parking space is a rare find, offering convenience for families with multiple cars, caravan or motorhome.

Situated in the picturesque village of Flamborough, known for its stunning coastal walks and 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.

This delightful home must be viewed to truly appreciate the potential it offers. Whether you are looking for a family residence or a versatile living arrangement, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this wonderful property your new home.

Entrance:

Upvc double glazed door into a spacious inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

17'9" x 9'5" (5.42m x 2.88m)

A spacious front facing double room, three upvc double glazed windows and central heating radiator.

Bathroom:

8'5" x 6'7" (2.58m x 2.02m)

Comprises a modern suite, bath with shower attachment, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, shower panelling, extractor, upvc double glazed window and chrome ladder radiator.

Kitchen:

15'9" x 8'10" (4.82m x 2.71m)

Fitted with a range of modern base and wall units, ceramic one and a half sink unit, electric double oven and hob with stainless steel extractor over. Under cupboard lighting, integrated dishwasher, two upvc double glazed windows and central heating radiator.

Utility:

6'5" x 6'2" (1.96m x 1.89m)

Fitted with cupboards, integrated freezer, plumbing for washing machine, extractor, central heating radiator and upvc double glazed door to the side elevation.

Dining room:

19'9" x 9'8" (6.02m x 2.95m)

A rear facing room over looking the garden, three upvc double glazed windows, two central heating radiators and upvc double glazed patio doors. Archway into the lounge.

Lounge:

19'0" x 10'3" (5.80m x 3.13m)

A spacious side facing room over looking the garden, inset log burner stove, upvc double glazed window, central heating radiator and upvc double glazed french doors.

First floor:

Velux window.

Bedroom:

16'5" x 10'3" (5.02m x 3.14m)

A side facing double room, access to the eaves, upvc double glazed window and central heating radiator. Access to partially boarded loft space.

En-suite:

6'8" x 4'9" (2.04m x 1.47m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, full wall tiled, extractor, velux window and ladder radiator.

Office:

16'6" x 12'0" (5.03m x 3.67m)

A spacious side room, access to the eaves, velux window, two central heating radiators and built in storage cupboard housing electric boiler.

Dressing room:

9'1" x 7'1" (2.78m x 2.18m)

A side facing room, velux window, hanging rails and shelves.

Bedroom:

16'9" x 9'8" (5.11m x 2.97m)

A side facing double room, access to the eaves, two upvc double glazed windows and central heating radiator.

En-suite:

9'6" x 4'10" (2.90m x 1.48m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, full wall tiled, access to the eaves, extractor, velux window and chrome ladder radiator.

Exterior:

The property sits on approx half an acre plot. Beautiful established gardens with a variety of trees, shrubs and bushes.

Extensive private parking, hard standing for caravan or motorhome. Electric car charging point.

Garage:

Up and over door.

Notes:

Council tax band D

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



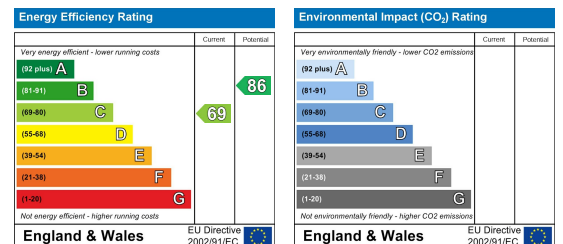
Floor Plan



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

