



22 Beech Avenue, Flamborough, YO15 1PU

Price Guide £259,950



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Welcome to Beech Avenue in Flamborough, this deceptively spacious semi-detached bungalow offers a delightful blend of modern living and comfort and is perfect for couples seeking a peaceful retreat.

The bungalow boasts a contemporary design throughout, ensuring that it is in move-in condition, allowing you to settle in without delay.

Situated on a generous corner plot, providing ample outdoor space for gardening or enjoying the fresh air.

Located in close proximity of essential facilities, including local shops, a school, and a selection of inns and restaurants, making it a convenient choice for everyday living.

For those who enjoy the great outdoors, the property offers easy access across fields leading towards the stunning cliff tops, perfect for leisurely walks and enjoying the natural beauty of the area.

Do not miss the opportunity to make this lovely bungalow your own.

Entrance:

Upvc double glazed door into a spacious inner hall, central heating radiator.

Lounge:

14'0" x 13'4" (4.28m x 4.07m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed window and central heating radiator.

Kitchen/diner:

11'4" x 10'1" (3.47m x 3.09m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor above. Part wall tiled, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door into the rear porch.

Rear porch:

5'11" x 4'3" (1.82m x 1.32m)

Door onto the garden.

Bedroom:

10'4" x 9'7" (3.15m x 2.94m)

A front facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

8'9" x 8'3" (2.68m x 2.53m)

A rear facing double room, built in cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bathroom:

8'4" x 5'5" (2.56m x 1.66m)

Comprises a modern suite shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front and side of the property is an open garden with lawn.

Private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a fenced garden with lawn and borders of shrubs and bushes.

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.



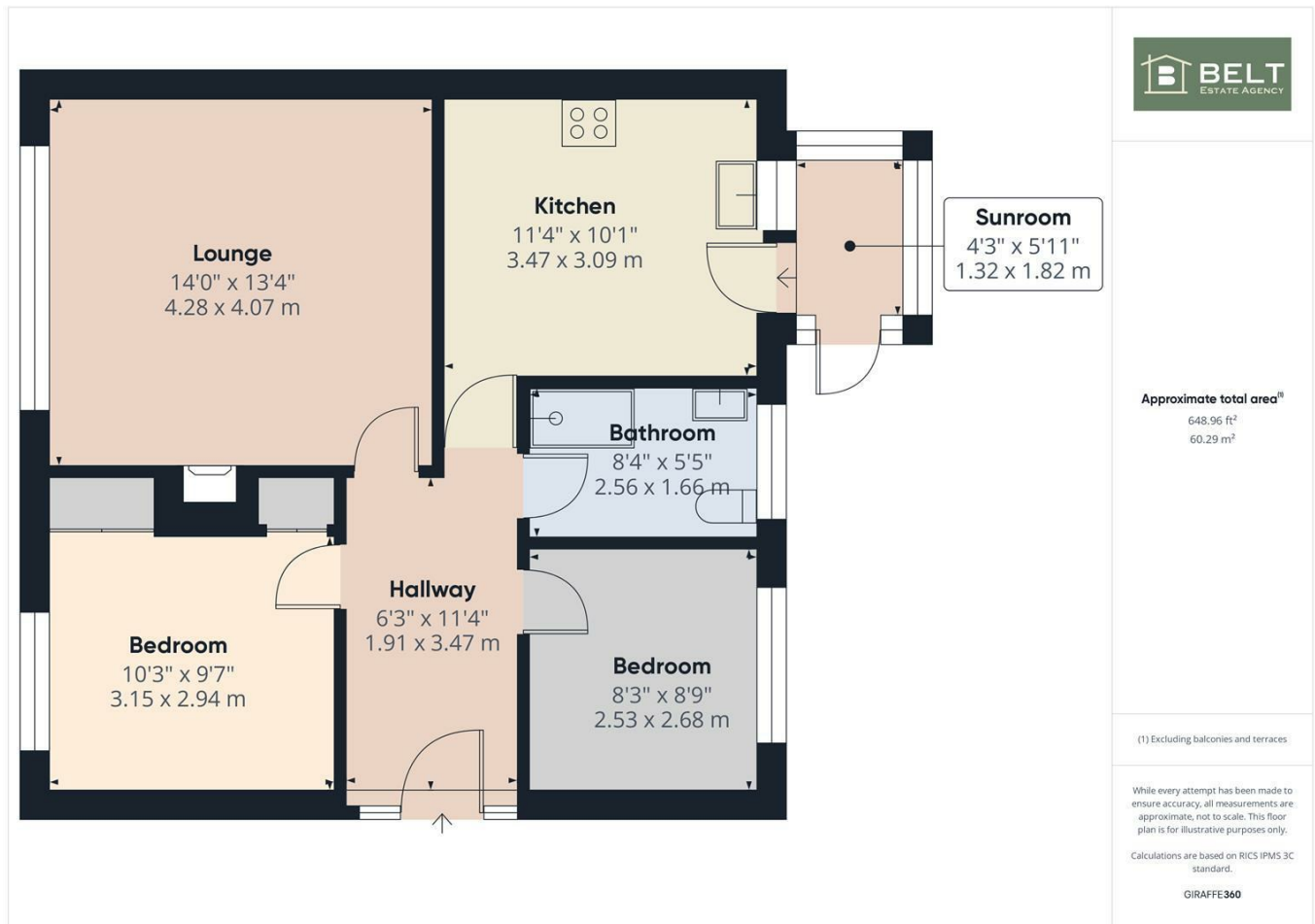
Road Map

Hybrid Map

Terrain Map



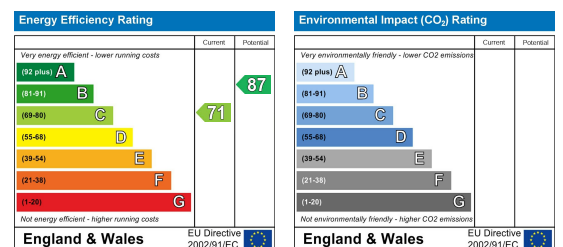
Floor Plan



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



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