



BELT
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1 Tower Street, Flamborough, YO15 1PD

Price Guide £210,000

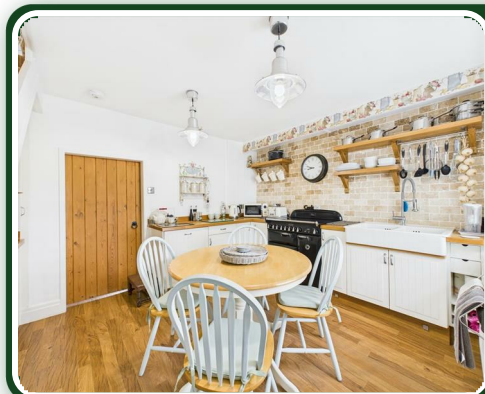


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PROTECTED

I Tower Street

Flamborough, YO15 1PD

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Welcome to Tower Street in the village of Flamborough, a beautifully renovated cottage offering a delightful blend of modern comfort and historic charm.

The renovation has been completed to an exceptional standard, with no expense spared, ensuring that every detail has been carefully considered. The cottage boasts side countryside views.

The outdoor space is equally impressive, with a lovely garden and an additional side garden, perfect for enjoying the fresh air or hosting summer gatherings.

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.

With no ongoing chain, this cottage is ready for you to move in and make it your own.

Whether you are looking for a peaceful getaway or a permanent residence, this property offers a wonderful opportunity to embrace the idyllic lifestyle that Flamborough has to offer. Don't miss your chance to own this cottage in a picturesque location.

Entrance:

2'8" x 2'7" (0.82 x 0.79m)

Upvc double glazed door into inner lobby, door into the lounge.

Lounge:

11'10" x 9'9" (3.61 x 2.98m)

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

Kitchen/diner:

12'4" x 10'8" (3.78 x 3.26m)

Fitted with a range of modern base units, solid wood worktops, one and a half Belfast sink unit, integrated fridge and freezer. Part wall tiled, upvc double glazed sash window, central heating radiator, staircase to first floor and upvc double glazed stable door into the conservatory.

Upvc conservatory:

7'7" x 6'4" (2.32 x 1.94m)

Over looking the garden, plumbing for washing machine, electric radiator and upvc double glazed patio doors.

First floor:

Gas combi boiler, central heating radiator.

Bedroom:

13'0" x 11'10" (3.98 x 3.63m)

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

Bathroom:

10'6" x 7'0" (3.21 x 2.14m)

Comprises free standing roll top bath, shower cubicle

with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed sash window and stainless steel ladder radiator.

Second floor:

Bedroom:

11'11" x 11'3" (3.64 x 3.43m)

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

Garden:

To the rear of the property is a walled cottage garden. Mainly paved, artificial grass, water point and power point. To the side of the property is a extra garden space with lawn, open views of the countryside and castle ruins.

Notes:

Council tax band A.

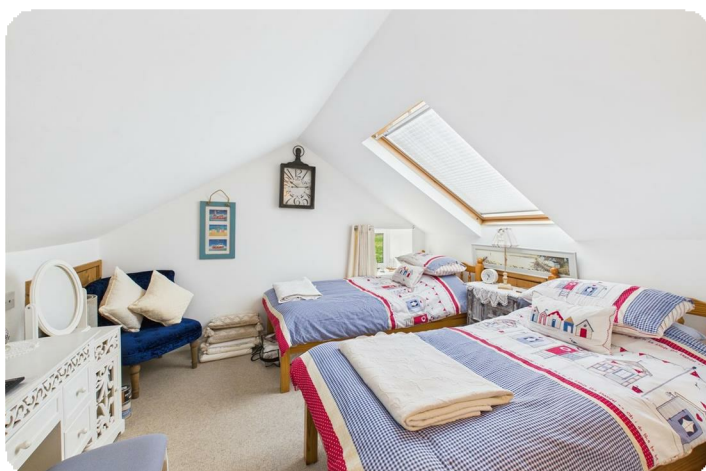
All contents included in the sale

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



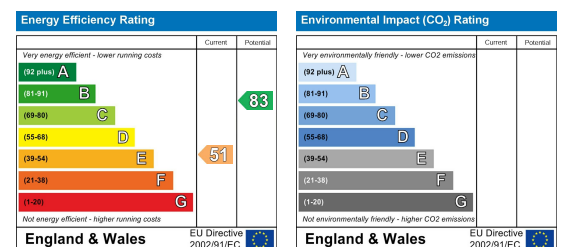
Floor Plan



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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