



23 Castle Crescent, Flamborough, YO15 1LR

Price Guide £159,950



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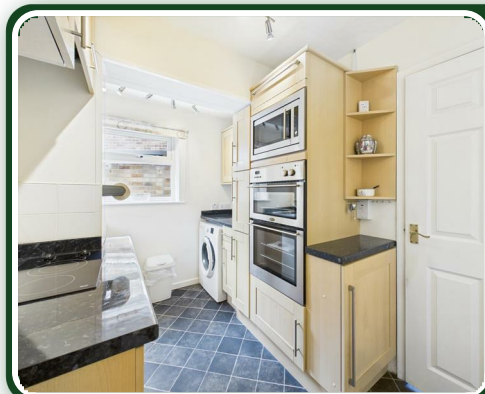
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Welcome to the village of Flamborough, a semi-detached bungalow on Castle Crescent.

The property comprises a lounge/diner, one double bedroom, upvc conservatory and a bathroom, this property is ideal for those looking to downsize or seeking a second home.

The bungalow boasts a good-sized rear garden, providing a lovely outdoor space for relaxation or gardening enthusiasts. Additionally, a private driveway allows for parking of one vehicle, ensuring ease of access.

Flamborough is renowned for its picturesque countryside, with convenient access to scenic walks across open fields leading to the stunning cliff tops and Danes Dyke. The village itself is a community, offering a variety of shops, inns, and restaurants, making it a delightful place to live.

With no ongoing chain, this property presents a wonderful opportunity for prospective buyers. Whether you are looking for a peaceful retreat or a base to explore the beautiful surroundings, this bungalow is not to be missed.

Entrance:

Upvc double glazed door into outer porch. Door into inner hall, central heating radiator.

Kitchen:

9'6" x 6'4" (2.90 x 1.95m)

Fitted with a range of base and wall units, stainless steel sink unit, electric double oven and hob with extractor over. Part wall tiled, plumbing for washing machine, plumbing for dishwasher, two upvc double glazed

windows and central heating radiator. Access to a boarded loft space by drop down ladder with gas boiler and hot water store.

Lounge/diner:

13'10" x 10'9" (4.24 x 3.29m)

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

Storage cupboard:

6'3" x 2'6" (1.91 x 0.77m)

Upvc double glazed window, power and lighting.

Bedroom:

10'9" x 10'9" (3.30 x 3.29m)

A rear facing double room, built in wardrobes, cupboards and drawers. Central heating radiator and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

9'1" x 6'4" (2.78 x 1.95m)

Over looking the garden, central heating radiator and upvc double glazed patio doors.

Bathroom:

6'3" x 5'5" (1.93 x 1.67m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Fully wall tiled, upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a walled garden with lawn and borders of shrubs and bushes. To the side elevation is gated access to a paved driveway. Water point and gated access to the rear garden.

Garden:

To the rear of the property is a good size fenced garden. Large patio area to lawn with established borders of shrubs and bushes. Two timber built sheds and a greenhouse.

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.



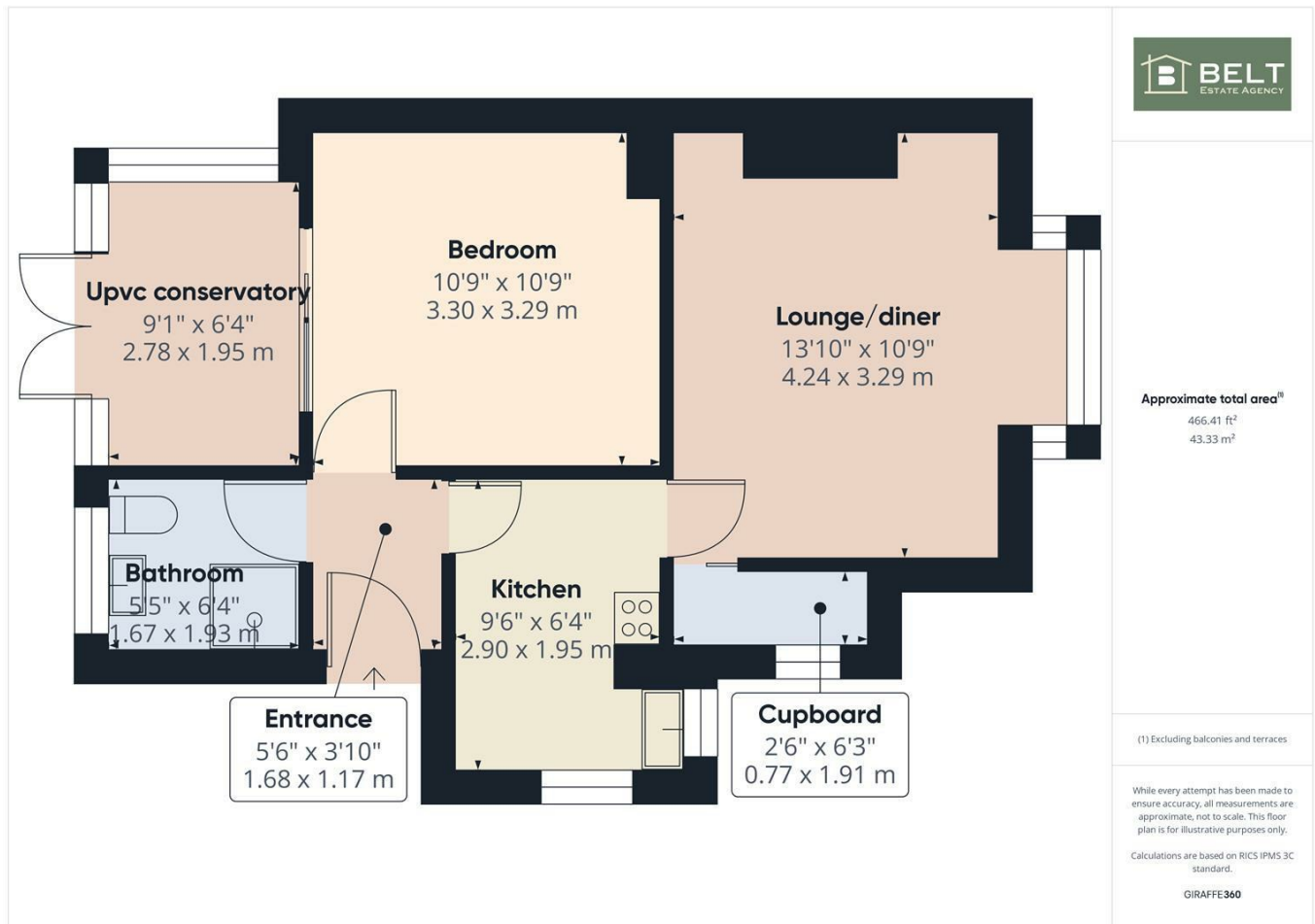
Road Map

Hybrid Map

Terrain Map



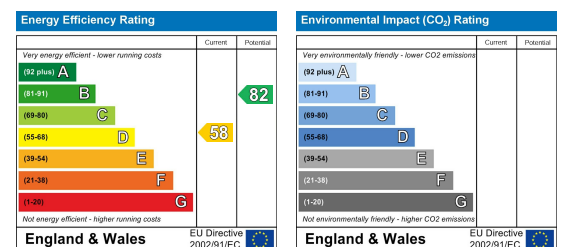
Floor Plan



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



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