



Glengarth, Water Lane, Flamborough, YO15 1PN

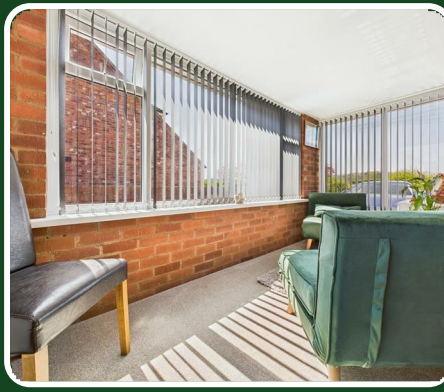
Price Guide £375,000



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Welcome to the village of Flamborough, a beautifully modernised two bedroom detached bungalow on Water Lane.

The property comprises two reception rooms, ample space for relaxation, two well-appointed bedrooms ideal for a small family and a thoughtfully designed bathroom.

One of the standout features of this bungalow is the impressive kitchen/diner extension, which creates a perfect setting for family meals and gatherings. The open-plan design allows for a seamless flow between the kitchen and dining area, making it an ideal space for both cooking and socialising.

The property boasts a good-sized rear garden, perfect for enjoying the outdoors. Additionally, the front of the property offers stunning open countryside views, providing a picturesque backdrop to your daily life.

Situated in one of the most sought after locations in Flamborough village, close to the church and a matter of yards from the stile leading to open fields and cliff top walks. Also convenient the main village centre where 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 detached bungalow is a rare find, combining modern living with the charm of village life. With its spacious rooms, beautiful garden, and stunning views, it is sure to appeal. Don't miss the chance to make this delightful property your new home.

Entrance:

Composite door into inner lobby, central heating radiator and engineered wood flooring.

Kitchen/diner:

25'9" x 12'5" (7.87m x 3.81m)

A spacious extended kitchen/diner fitted with a range of modern base and wall units, solid wood worktops, composite one and a

half sink unit and free standing Rangemaster cooker with extractor over. Part wall tiled, wine cooler, integrated dishwasher, wall mounted gas fire, engineered oak flooring, gas combi boiler, upvc double glazed window with open countryside views and two central heating radiators.

Utility:

17'6" x 4'2" (5.35m x 1.29m)

Fitted with base and wall units, plumbing for washing machine, space for a tumble dryer, central heating radiator, upvc double glazed door to the front elevation and upvc double glazed door onto the garden.

Inner hall:

A spacious inner hall, central heating radiator.

Lounge:

18'6" x 13'2" (5.64m x 4.03m)

A spacious front facing room, log burning stove with tiled inset and wood surround. Two upvc double glazed windows with open countryside views and two central heating radiators.

Sun room:

12'10" x 6'0" (3.93m x 1.84m)

A side facing room, upvc double glazed windows with open countryside views and central heating radiator.

Bedroom:

13'10" x 10'10" (4.23m x 3.31m)

A rear facing double room, built in wardrobes, cupboards and drawers. Two double glazed windows and central heating radiator.

Bedroom:

13'3" x 11'0" (4.06m x 3.37m)

A rear facing double room, built in wardrobes, cupboard and drawers. Upvc double glazed window and central heating radiator.

Bathroom:

8'8" x 8'3" (2.66m x 2.53m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor, two upvc double glazed windows and column radiator.

Wc:

6'5" x 2'11" (1.98m x 0.91m)

Wc, wash hand basin, extractor, engineered oak flooring and central heating radiator.

Exterior:

To the front of the property is a fenced garden with lawn, water point and power point.

Private Resin driveway with ample parking.

Garden:

To the rear of the property is a good size sunny garden. Lawn, paved patio with gazebo and summer house.

Access to the garage from via West Street.

Garage:

Electric roller door, power and lighting.

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.



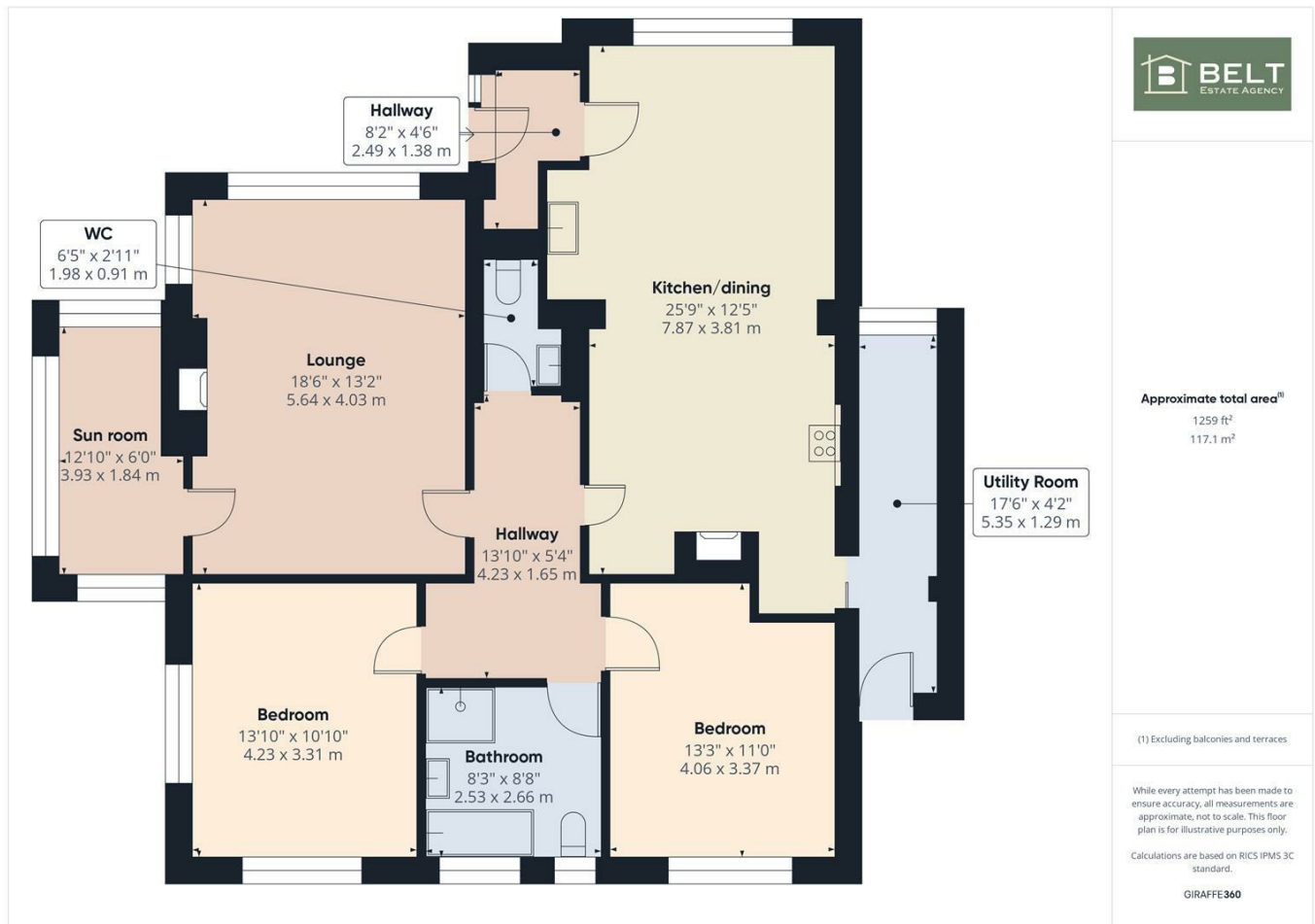
Road Map

Hybrid Map

Terrain Map



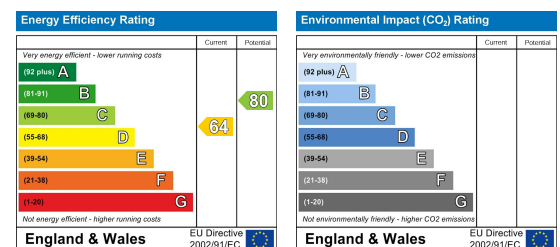
Floor Plan



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



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