



## Northlands, North Marine Road, Flamborough, YO15 1BA

Offers Over £485,000





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Welcome to North Marine Road in the village of Flamborough, this exquisite link-detached house presents a rare opportunity for discerning buyers. With four generously sized bedrooms and four well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests. The two reception rooms offer a welcoming atmosphere, ideal for both relaxation and entertaining.

Having been fully renovated by the current owners, the home boasts a modern yet comfortable aesthetic, ensuring that it is ready for you to move in without delay. One of the standout features of this property is the breathtaking open views from every window, showcasing the stunning coastline and picturesque countryside that Flamborough is renowned for.

Conveniently located between Flamborough Village and North Landing, residents will enjoy easy access to both North Landing Bay and Thornwick Bay, perfect for leisurely strolls along the coast. The main village is just approximately 800 yards away, where you will find an array of local shops, pubs, restaurants, a school, a church, and a library, catering to all your daily needs.

With no ongoing chain, this spacious home is an exceptional find in a sought-after location. Do not miss the chance to make this stunning house your new home.

### Entrance:

Composite door into spacious inner hall, understairs storage cupboard and central heating radiator.

### Lounge:

24'0" x 11'10" (7.32m x 3.62m)

A spacious front facing room, gas fire in a marble surround, upvc double glazed bay window with window seat, offering both rural and sea views, two central heating radiators and upvc double glazed french doors into the kitchen/diner.

### Kitchen/diner:

24'5" x 10'0" (7.45m x 3.05m)

Fitted with a range of modern base and wall units, central island, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Part wall tiled, space for fridge/freezer, plumbing for dishwasher, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden. Open views of both sea and countryside.

### Utility:

6'10" x 6'3" (2.09m x 1.93m)

Fitted with a range of modern base and wall units, plumbing for washing

machine, space for tumble dryer, space for a fridge, tiled floor and upvc double glazed window.

### Shower room:

7'6" x 3'0" (2.31m x 0.93m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, floor tiled, extractor and chrome ladder radiator.

### Dining room:

11'3" x 12'9" (3.45m x 3.90m)

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

### First floor:

Upvc double glazed window.

### Landing/Office:

12'0" x 11'10" (3.68m x 3.61m)

Currently used as an office space, central heating radiator.

### Bedroom:

19'3" x 10'2" (5.89m x 3.12m)

A spacious double aspect room with stunning coastal and countryside views. Built in wardrobes, drawers and dresser, two upvc double glazed windows and central heating radiator.

### En-suite:

10'2" x 5'9" (3.12m x 1.77m)

Comprises a modern suite, large walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

### Bedroom:

11'10" x 11'8" (3.62m x 3.57m)

A front facing room with stunning coastal and countryside views, upvc double glazed bay window and central heating radiator.

### Bathroom:

7'5" x 6'11" (2.27m x 2.11m)

Comprises bath with shower attachment, wc and wash hand basin. Full wall tiled, shaver socket, upvc double glazed window and chrome ladder radiator.

### Bedroom:

11'9" x 8'0" (3.59m x 2.46m)

A rear facing double room with stunning countryside and sea views, upvc double glazed window and central heating radiator.

### En-suite:

5'1" x 4'6" (1.55m x 1.38m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, electric heater and upvc double glazed window.

### Bedroom:

9'8" x 8'11" (2.97m x 2.74m)

A rear facing double room with stunning countryside and sea views, upvc double glazed window and central heating radiator.

### Exterior:

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

Private driveway with ample parking.

### Garden:

To the rear of the property is a good size private garden offering uninterrupted coastal and countryside views. Large decked patio area with hot tub, lawn with borders of shrubs and bushes.

### Garage:

Up and over electric door, gas boiler, power and lighting.

### Notes:

Council tax band: D

Please note - No business can be operated from or in the property.

### 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



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1952 ft<sup>2</sup>  
181.3 m<sup>2</sup>

(1) Excluding balconies and terraces

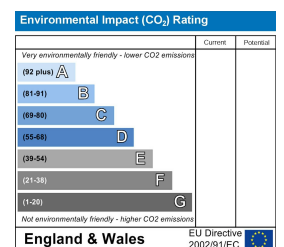
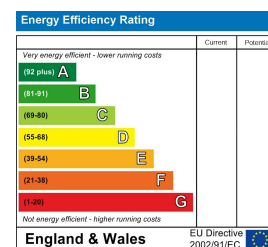
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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## 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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