



## 15A High Street, Flamborough, YO15 1JT

Price Guide £199,950





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Welcome to the village of Flamborough, this terraced cottage on High Street presents a wonderful opportunity for both holiday let investors and those seeking a permanent residence.

The cottage features a spacious reception room perfect for relaxing, kitchen, two inviting bedrooms and a well-appointed bathroom.

The large garden provides a serene outdoor space, ideal for enjoying the fresh coastal air.

One of the standout features of this property is the large garage/workshop, which is accessible from the rear via Greenside. This space not only offers ample storage but also presents potential for development, allowing you to tailor the property to your needs.

Situated just a stone's throw away from a variety of local shops, inns, and restaurants. Flamborough is renowned for its stunning coastal scenery, making it a desirable destination for those looking to escape the hustle and bustle of everyday life.

With no ongoing chain, this property is ready for you to make it your own.

Whether you are looking for a holiday retreat or a permanent home, this charming cottage in Flamborough is sure to impress.

## **Entrance:**

Upvc double glazed door leads directly into the lounge/diner.

## **Lounge/diner:**

**17'10" x 11'11" (5.46m x 3.64m)**

A spacious front facing room, exposed beams, electric fire with a stone inset and wood surround. Upvc double glazed window and two central heating radiators.

## **Inner hall:**

Deep understairs storage cupboard.

## **Kitchen:**

**9'2" x 7'8" (2.80m x 2.36m)**

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, gas combi boiler, extractor, upvc double glazed window, central heating radiator and upvc double glazed stable door onto the garden.

## **First floor:**

Feature glass block window and central heating radiator.

## **Bedroom:**

**11'5" x 11'4" (3.49m x 3.47m)**

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

## **Bedroom:**

**9'2" x 7'8" (2.81m x 2.35m)**

A rear facing double room, upvc double glazed window and central heating radiator.

### Bathroom:

6'2" x 6'1" (1.90m x 1.86m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor and chrome ladder radiator.

### Exterior:

To the rear of the property is an extensive established garden. Patio, pebbled pathway, lawn, well stocked borders of shrubs and bushes, fruit trees, gazebo, a green house and a timber built shed.

### Garage/workshop:

24'8" x 13'11" (7.52m x 4.25m)

A large garage/workshop with utility area, power and lighting.

Accessed from Greenside.

### Notes:

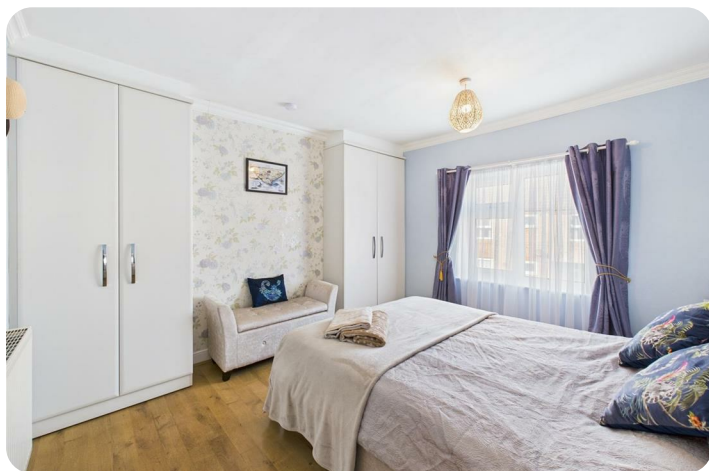
Council tax band: A

### 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



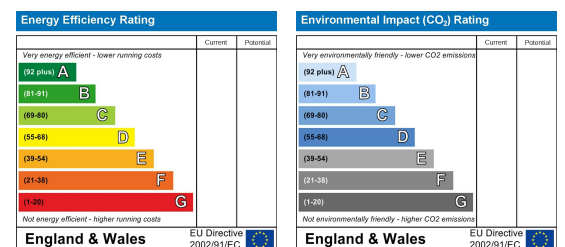
## Floor Plan



## 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



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.