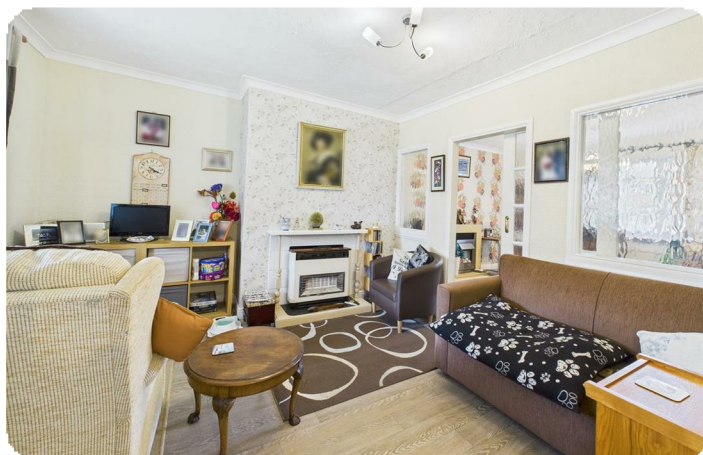




## 39 Stottlebink, Flamborough, YO15 1NX

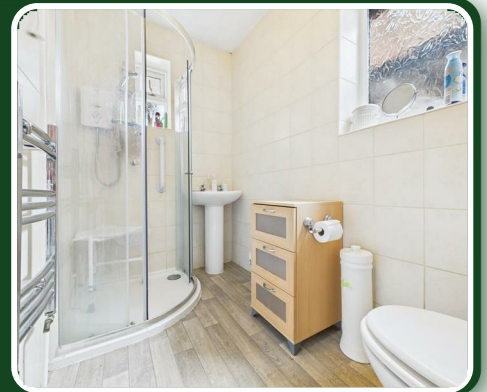
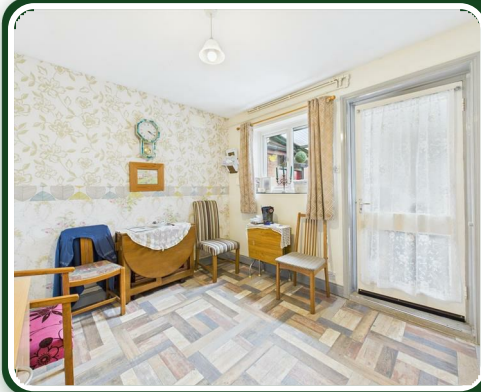
Price Guide £179,950



# 39 Stottlebink

Flamborough, YO15 1NX

## Price Guide £179,950



Welcome to Stottlebink in the village of Flamborough, this end terrace house presents a wonderful opportunity for those seeking a spacious family home with ample potential for personalisation.

The property boasts three reception rooms, perfect for entertaining or relaxing with family. Three well-proportioned bedrooms, complemented by two bathrooms that cater to the needs of a busy household.

One of the standout features of this property is the large rear garden. Additionally, the property benefits from ample parking, ensuring convenience for residents and guests alike. Situated in the village of Flamborough with easy access to the village centre shops, approximately a mile away from south landing bay and stunning cliff top walks, two miles away from Flamborough Head and the Golf course.

This property is a blank canvas, ready for new owners to infuse their personal style and make it their own.

Don't miss the chance to explore the potential of this delightful property.

### Entrance:

Upvc double glazed door into outer porch, wall tiled, two upvc double glazed windows. Door into inner hall, built in storage cupboard and central heating radiator.

### Lounge:

11'11" x 11'7" (3.65m x 3.54m)

A front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

### Sitting room:

11'8" x 10'4" (3.58m x 3.15m)

A rear facing room, gas fire in a tiled surround, upvc double glazed window and central heating radiator.

### Dining room:

10'2" x 8'9" (3.12m x 2.69m)

A rear facing room, understairs storage cupboard, upvc double glazed window and three central heating radiators.

### Kitchen:

13'6" x 5'11" (4.14m x 1.81m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, wall tiled, plumbing for a dishwasher, three upvc double glazed windows and central heating radiator.

### Bathroom:

8'0" x 4'8" (2.46m x 1.43m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Extractor, full wall tiled, upvc double glazed window, chrome ladder radiator and central heating radiator.

### First floor:

Upvc double glazed window.

### Bedroom:

11'3" x 10'7" (3.45m x 3.23m)

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

### Bedroom:

11'4" x 9'6" (3.46m x 2.90m)

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

**Bedroom:**

11'6" x 9'0" (3.52m x 2.75m)

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

**Bathroom:**

8'9" x 8'8" (2.67m x 2.65m)

Comprises bath with shower attachment, shower cubicle with electric shower, wc and wash hand basin. Wall tiled, wall panelling, extractor, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a walled garden with lawn. Private driveway with ample parking, a car port leading to the garage.

**Garden:**

To the rear of the property is a large garden. Mainly lawn, borders, a timber built shed and brick built summer house with power and lighting.

**Garage:**

Power and lighting.

**Notes:**

Council tax band: B

**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



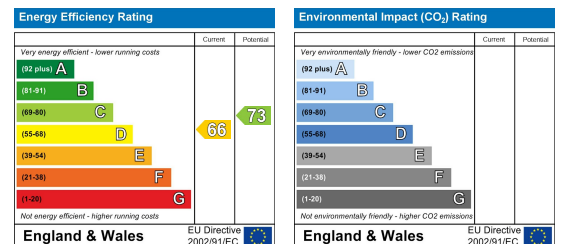
## Floor Plan



## 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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