BELT
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2 Southend Cottages, Thwing Road, Burton Fleming, YO25 3PQ

Price Guide £185,000

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The Property Ombudsman
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2 Southend Cottages, Thwing Road

Burton Fleming, YO25 3PQ

Price Guide £185,000

Welcome to Thwing Road in the village of Burton Fleming, this period cottage presents a unique opportunity for those seeking a tranquil lifestyle. With its characterful exposed beams and inviting atmosphere, the cottage is perfect for families or individuals looking for a cosy retreat.

The property boasts three bedrooms, providing ample space for relaxation and rest. The single reception room is a warm and welcoming area, ideal for enjoying quiet evenings at home. The bathroom and separate wc is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this cottage is the extensive rear garden, which offers a wonderful outdoor space for gardening, play, or simply soaking up the sun.

The open views to the front elevation enhance the property's appeal, allowing you to enjoy the picturesque surroundings.

Conveniently situated just eight miles from the coastal town of Bridlington and twelve miles from the market town of Driffield, this home offers the perfect balance of rural charm and accessibility to local amenities and attractions. Whether you are drawn to the seaside or the market scene, both are within easy reach.

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

If you are looking for a peaceful village home with character and convenience, this cottage on Thwing Road is not to be missed.

Entrance:

Upvc double glazed door into inner lobby, cloaks area.

Lounge:

13'11" x 13'6" (4.25m x 4.12m)

A double aspect room, exposed beams, open fire with brick surround, two upvc double glazed windows, fischer electric heater and upvc double glazed door onto the garden.

Kitchen/diner:

13'5" x 12'6" (4.11m x 3.83m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, plumbing for washing machine and dishwasher. Wall panelling, exposed beams, walk in larder with fridge freezer, two upvc double glazed windows and electric heater.

Rear hall:

Staircase to the first floor, cloaks area and upvc double glazed stable door onto the garden.

First floor:

Upvc double glazed window and electric heater.

Bedroom:

15'6" x 7'8" (4.73m x 2.34m)

A rear facing double room, upvc double glazed window and electric heater.

Bedroom:

9'2" x 7'4" (2.81m x 2.26m)

A front facing single room, upvc double glazed window and electric heater.

Bedroom:

9'10" x 5'11" (3.00m x 1.82m)

A front facing single room, upvc double glazed window and electric heater.

Bathroom:

7'8" x 5'8" (2.34m x 1.75m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, built in storage cupboard housing hot water store and upvc double glazed window.

Wc:

5'11" x 2'8" (1.81m x 0.83m)

Wc, wash hand basin and upvc double glazed window.

Exterior:

To the rear of the property is an extensive garden, large patio, lawn, fruit trees, well established borders of shrubs and bushes. A timber built shed.

Notes:

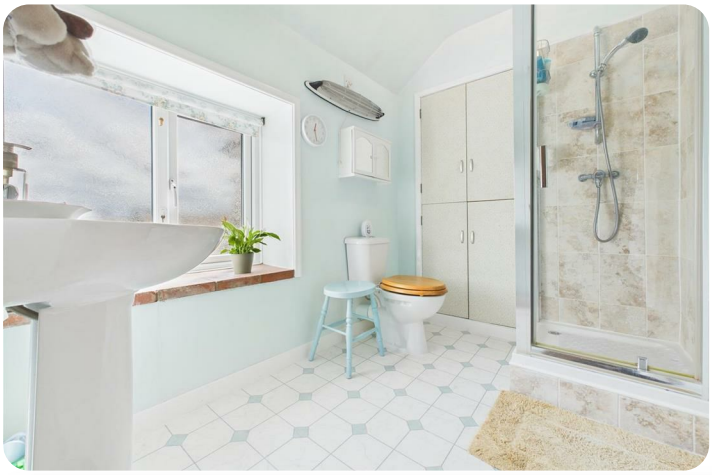
Council tax band C

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.



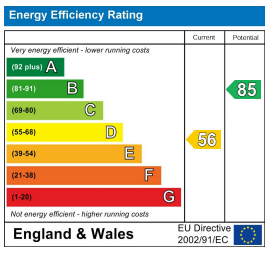
Road Map | Hybrid Map | Terrain Map

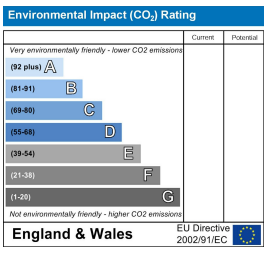
Floor Plan

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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