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**8 Hartendale Close**  
Flamborough  
YO15 1PL

Detached house  
**PLUS BUILDING PLOT**  
Four bedrooms  
Generous garden

Open aspect to Crofts Hill  
Detached garage  
Ample parking  
Handily placed for all amenities

**Asking Price Of:**  
**£285,000**



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# 8 Hartendale Close

Flamborough

YO15 1PL



## LOCATION

The property is situated just off West Street in Flamborough on the south west edge of the village in a quiet cul-de-sac location. The property has open views and is within easy walking distance to the village centre and St Oswald's Church.

The village is steeped in the history of smugglers, caves and cliffs. The headland itself is noted by its white lighthouse and old octagonal stone lighthouse, a superb golf course and thriving village centre supported by a good array of local shops, facilities and amenities. The village attracts a substantial number of seasonal visitors wishing to explore the Northeast Yorkshire Coast.

## ACCOMMODATION

A superb opportunity to purchase a detached house and building plot which are to be sold as a whole.

The house is of brick and tile construction and benefits from a four bedroomed layout, two reception rooms, conservatory, oil fired central heating, uPVC double glazing, ample parking, two driveways, garage, solar panels for hot water and garden.

This is a brilliant opportunity to acquire a house with great potential for building a further dwelling.

## ENTRANCE HALL

16' 10" x 6' 8" (5.13m x 2.03m)

With storage cupboard, radiator, uPVC door into and stairs leading to first floor.



## LOUNGE

19' 8" x 11' 10" (5.99m x 3.61m)

With windows to front and side elevations, stone feature fire place with tiled hearth and gas fire, TV aerial point, wall lights, two radiators and sliding glazed door into dining room.



## DINING ROOM

9' 11" x 9' 11" (3.02m x 3.02m)

With window to front and side elevations and radiator.



## KITCHEN

12' 3" x 10' 5" (3.73m x 3.18m)

With wall and base units, cream sink unit with mixer tap, space for fridge, cooker and washer, tiled splashbacks, worktop over, vinyl flooring and window to side elevation.



## BEDROOM 1

10' 11" x 9' 11" (3.33m x 3.02m)

With window to rear elevation and radiator.



## BEDROOM 2

13' 2" x 11' 1" (4.01m x 3.38m)

With storage cupboards and French doors to conservatory.



## SHOWER ROOM

8' 0" x 5' 5" (2.44m x 1.65m)

With shower cubicle and thermostatic shower over, low level WC unit, pedestal wash hand basin and window to rear elevation.



## CONSERVATORY

17' 7" x 12' 6" (5.36m x 3.81m)

Of uPVC construction, French doors to garden and two radiators.



### FIRST FLOOR LANDING

14' 0" x 5' 1" (4.27m x 1.55m)

With radiator, eaves storage and loft access. Walk in storage cupboard measuring 6'10" x 6'6" with hot water cylinder and header tank.

### BEDROOM 3

14' 8" x 11' 11" (4.47m x 3.63m)

With radiator and window to rear elevation.



### CLOAKS WC

6' 5" x 3' 8" (1.96m x 1.12m)

With wall mounted wash hand basin and low level WC unit.

### BEDROOM 4

12' 1" x 11' 8" (3.68m x 3.56m)

With radiator, storage cupboards and window to front elevation.



### GARAGE

20' 3" x 11' 6" (6.17m x 3.51m)

With remote control door and side personal door.



### OUTSIDE

The property has two access driveways with parking for many vehicles, one drive would be for the building plot, if used for this purpose, the other one leads over a gravel driveway to the detached garage.



The property stands on a large, very private plot with superb views up to Crofts Hill. The garden is securely fenced and hedged and is mainly laid to lawn with shrubs, an outside tap, greenhouse and shed. The oil tank is also located in the garden.





## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

## BUILDING PLOT

The property and building plot are being sold as a whole. The vendors have outline planning permission for a detached dwelling on the garden area. Further details are available on request or on the East Riding of Yorkshire Council website - application number 18/03585/OUT. This was approved on the 29th January 2019.

Please note that if the building plot is to be used for a single dwelling, the conservatory on the main dwelling would need to be removed.

## COUNCIL TAX BAND

Band D.

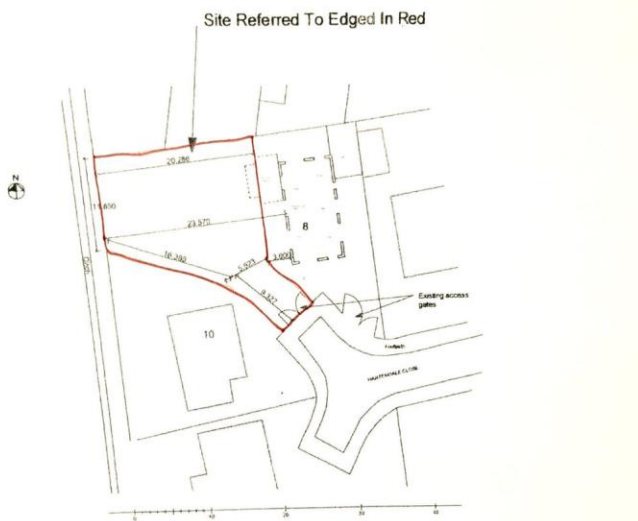
## ENERGY PERFORMANCE CERTIFICATE

Rating D.

## VIEWING

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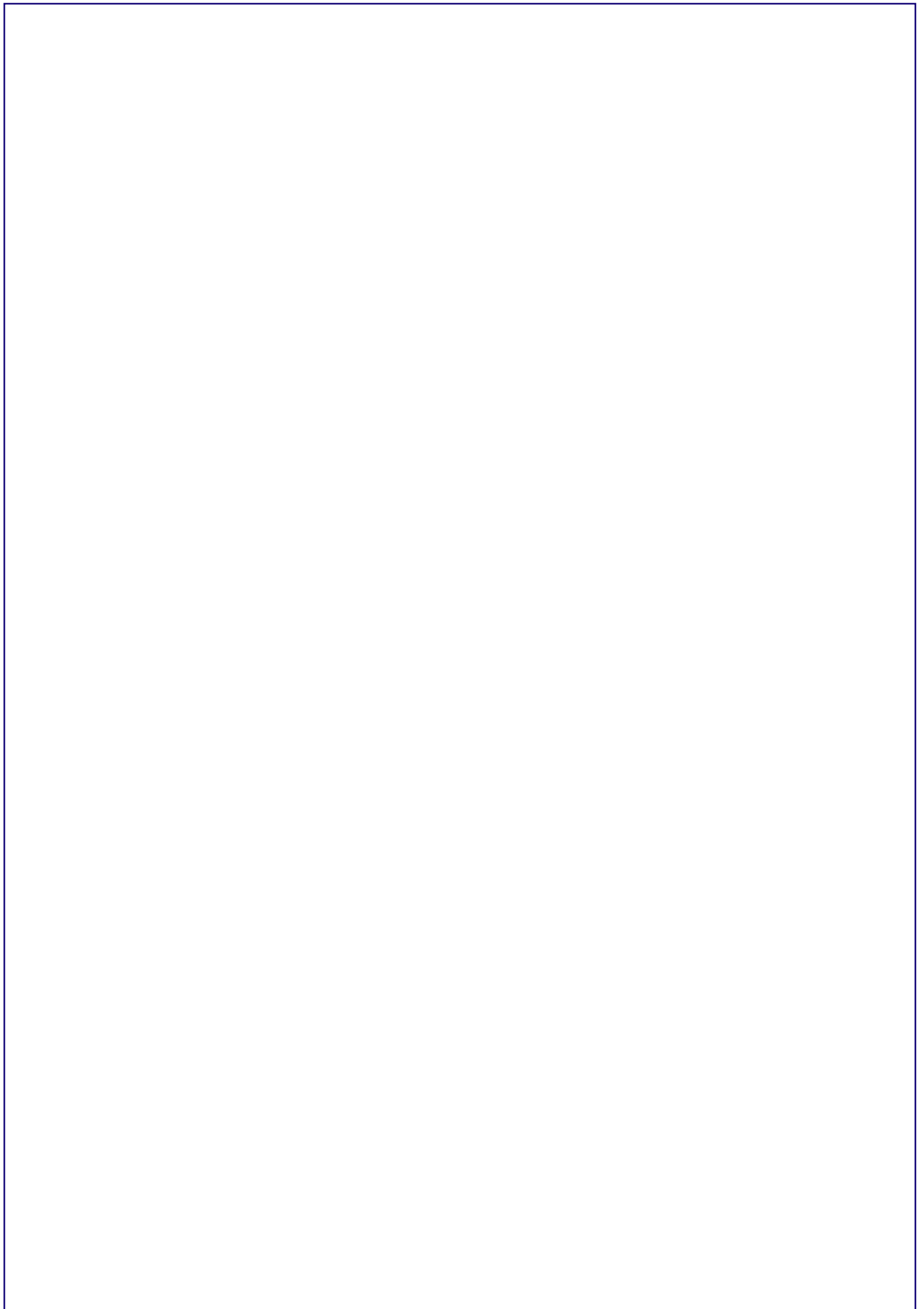


## TENURE

Freehold.

## SERVICES

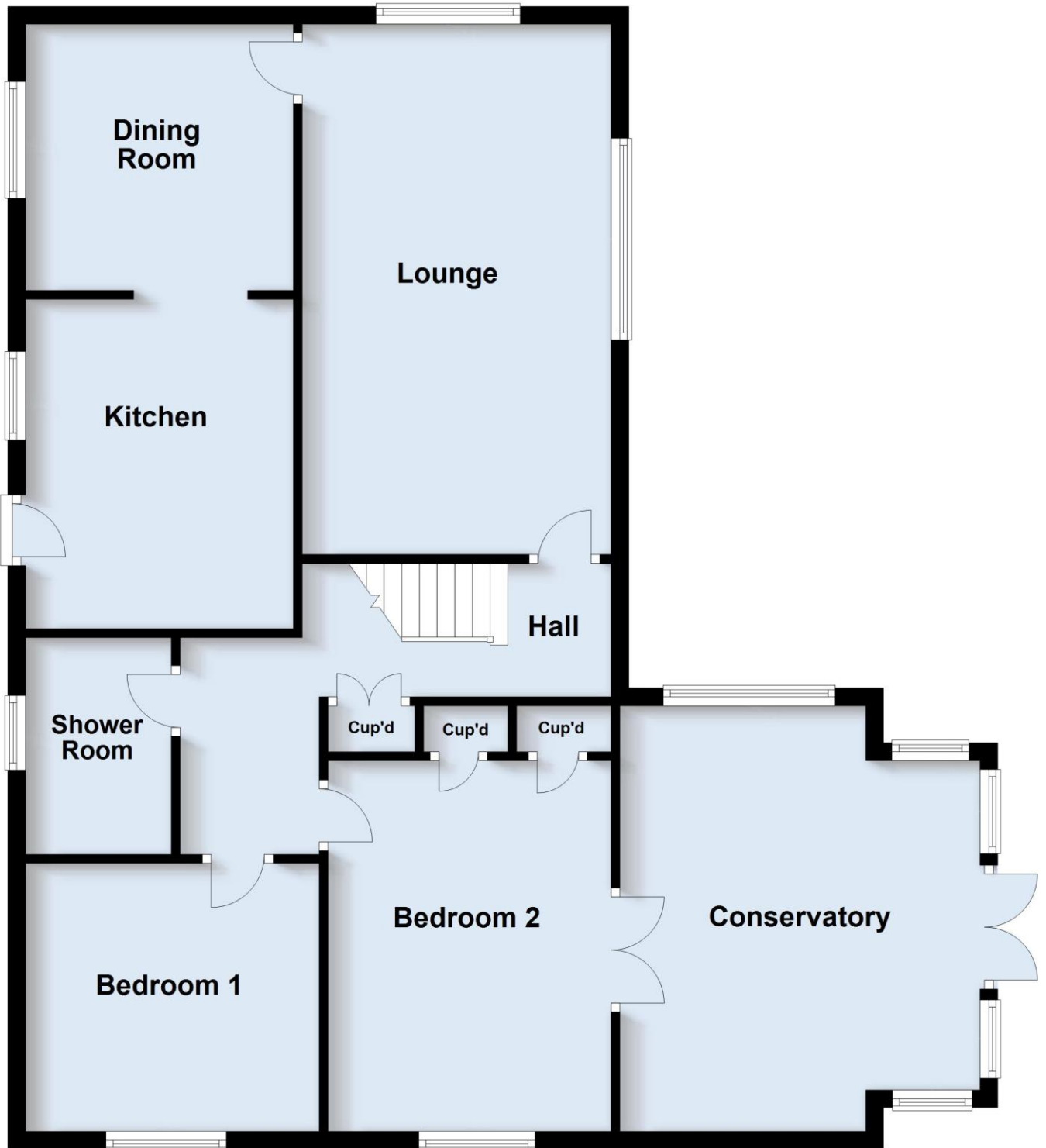
Mains services connected.



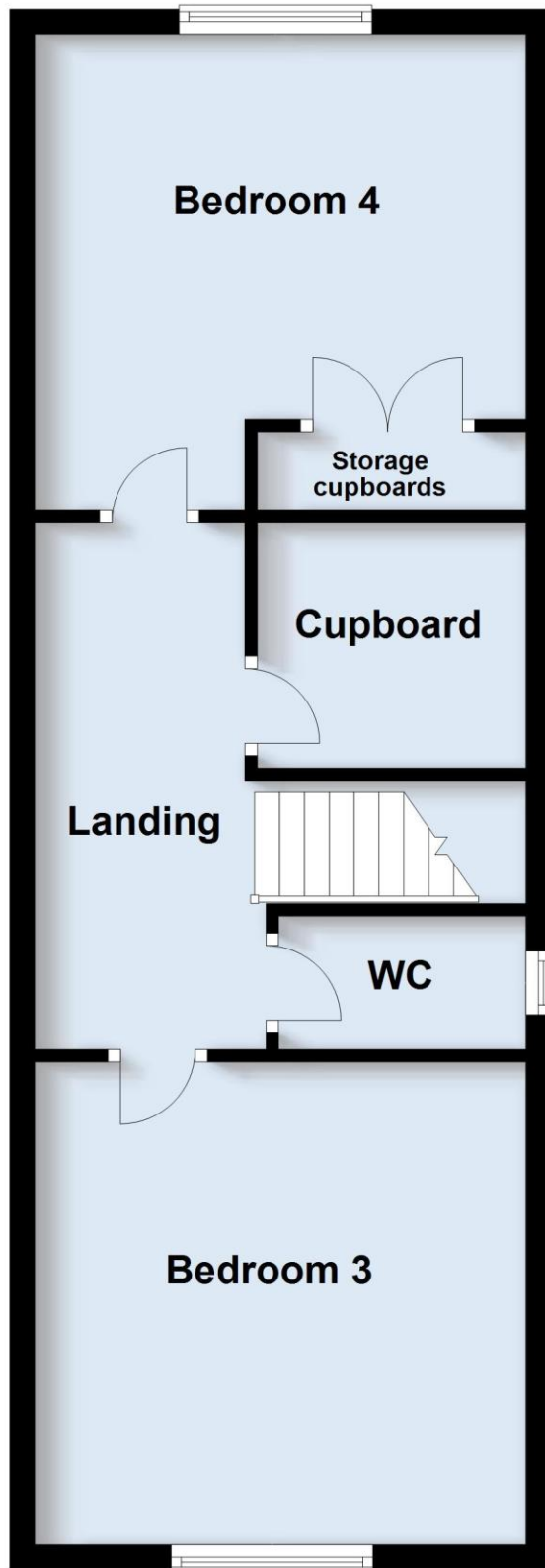
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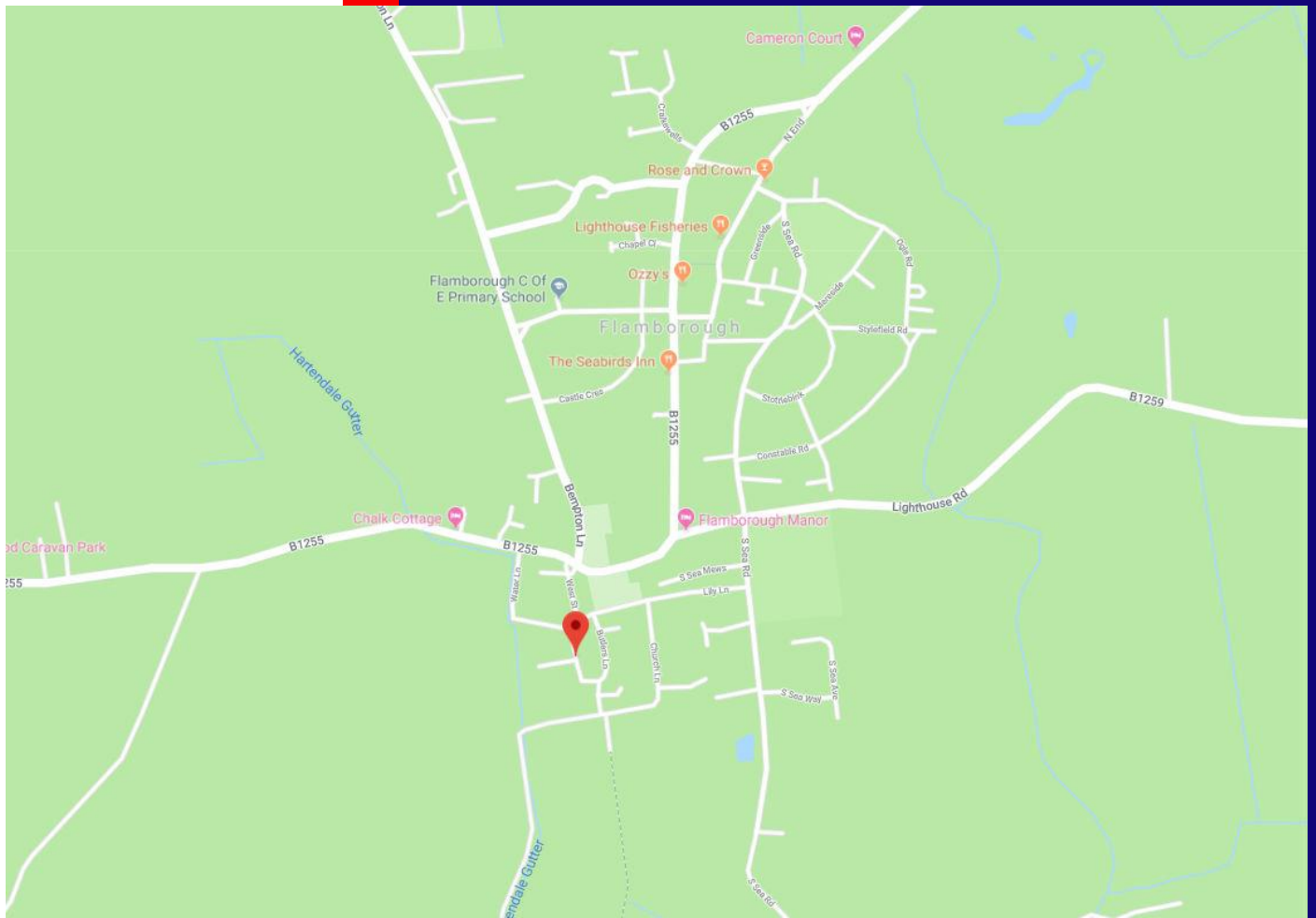


# Ground Floor



# First Floor







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