



104A Constable Road, Flamborough, YO15 1NW

Price Guide £199,950



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Welcome to the village of Flamborough, this semi-detached house on Constable Road presents an excellent opportunity for families and first-time buyers.

The property comprises a kitchen, two inviting reception rooms, three bedrooms and a bathroom, offering ample space for comfortable living.

One of the standout features of this property is the open views of the countryside to the rear, providing a serene backdrop that enhances the overall appeal of the home. Imagine enjoying your morning coffee while taking in the scenery.

The property is conveniently situated close to local amenities, including the village green, sports field, and a selection of shops and inns, making it easy to enjoy the community life that Flamborough has to offer.

With no ongoing chain, this home is ready for you to move in and make it your own.

Whether you are looking to settle down with your family or seeking your first home, this property is a wonderful choice that combines comfort, convenience, and a touch of countryside charm. Don't miss the chance to view this lovely home.

Entrance:

Composite door into inner porch, tiled floor. Door into inner hall, central heating radiator and understairs storage cupboard.

Lounge:

12'8" x 11'5" (3.87m x 3.50m)

A front facing room, gas fire with back boiler and wood surround. Upvc double glazed window and archway into the dining room.

Dining area:

12'0" x 10'0" (3.67m x 3.07m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the conservatory.

UPVC Conservatory:

16'9" x 7'7" (5.13m x 2.32m)

Over looking the garden with open countryside views.

Kitchen:

8'11" x 8'0" (2.73m x 2.46m)

Fitted with a range of base and wall units, sink unit, electric oven, gas hob, part wall tiled and plumbing for washing machine. Upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

First floor:

Upvc double glazed window and built in storage cupboard housing hot water store.

Bedroom:

12'5" x 10'4" (3.79m x 3.16m)

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

Bedroom:

12'5" x 10'1" (3.81m x 3.08m)

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

Bedroom:

9'4" x 7'10" (2.85m x 2.39m)

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

Bathroom:

8'0" x 6'0" (2.45m x 1.84m)

Comprises bath with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden, pebbled and flower beds. To the side elevation is a private block paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private south facing garden, lawn and paved patio. Open courtyards views.

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.





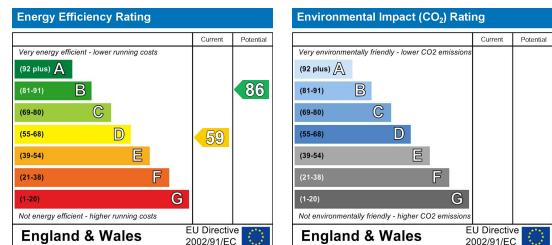
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.