



BELT
ESTATE AGENCY

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6 Post Office Street, Flamborough, YO15 1NA

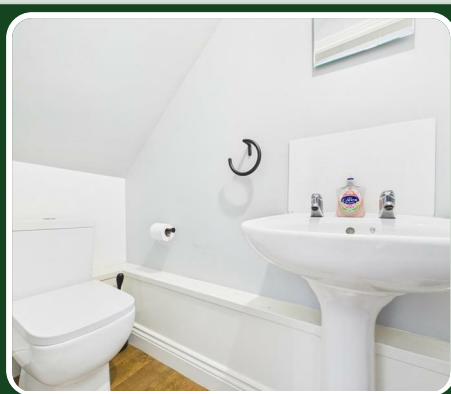
Price Guide £186,950



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Flamborough, YO15 1NA

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A two bedroom inner terraced cottage located in the heart of Flamborough village. Ideally situated close to local amenities such as public houses, the Co-op supermarket and a variety of local village shops. Ideal for first time buyer or holiday let/weekend retreat.

The property comprises: Ground floor: open plan lounge/diner/kitchen and cloakroom. First floor: two double bedrooms and a bathroom. Exterior: private paved courtyard. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into:

Open plan lounge/diner/kitchen:

25'1" x 12'0" (7.65m x 3.68m)

Lounge area:

Upvc double glazed sash window, central heating radiator.

Kitchen:

Fitted with a range of base and wall units, solid oak worktops, Belfast sink unit, electric oven and hob with stainless steel extractor over. Space for a fridge/freezer, integrated washing machine, upvc double glazed window and composite door onto courtyard.

Cloakroom:

6'1" x 2'8" (1.86m x 0.83m)

Wc, wash hand basin and extractor.

First floor:

Bedroom:

9'6" x 9'4" (2.91m x 2.86m)

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

Bedroom:

12'4" x 7'2" (3.76m x 2.20m)

A rear facing double room, exposed beam, velux window, central heating radiator and upvc double glazed french doors onto the Juliet balcony.

Bathroom:

9'3" x 5'8" (2.82m x 1.75m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor and stainless steel ladder radiator.

Exterior:

To the rear of the property is a private paved courtyard.

Notes:

Council tax band A

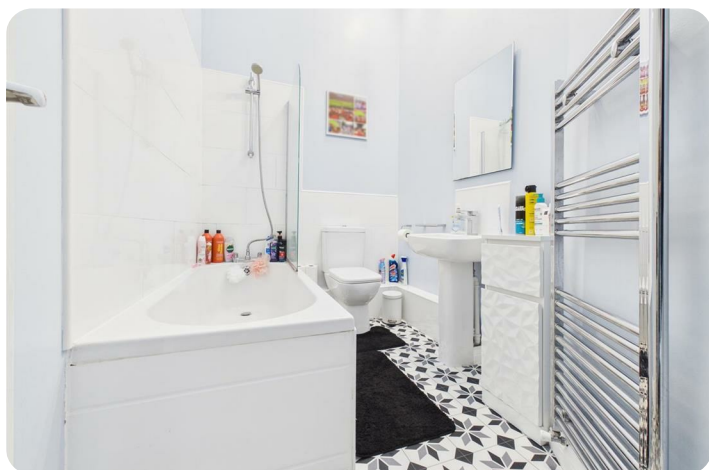
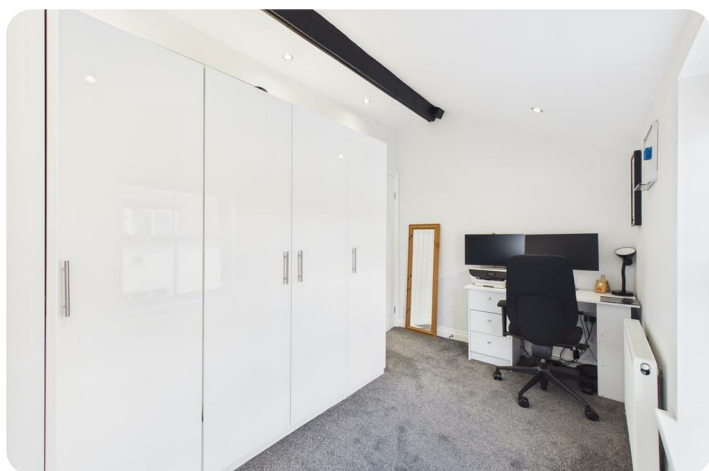
Purchase procedure

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



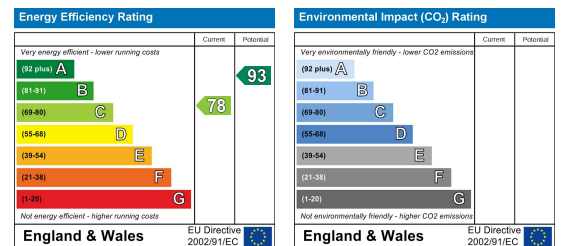
Floor Plan



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.



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