



BELT
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26 Castle Crescent, Flamborough, YO15 1LR

Price Guide £220,000



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Welcome to the village of Flamborough, this semi-detached bungalow on Castle Crescent presents an opportunity for those seeking a versatile and accessible home.

The property comprises one well-proportioned bedroom plus loft room, also an additional room overlooking the garden, complete with an en-suite bathroom. This space can easily serve as a second bedroom or a second reception room, catering to your individual needs.

The bungalow also features a reception room, providing ample space for relaxation. The modern kitchen and bathrooms have been thoughtfully designed, ensuring both style and functionality.

Accessibility is a key feature of this property, as it is wheelchair friendly, making it suitable for a variety of lifestyles. Outside, there is ample parking available a convenient addition for families or guests.

Flamborough village offers a mix of local shops, inviting inns, and restaurants that cater to all your daily needs. For those who enjoy the great outdoors, the area is surrounded by picturesque country walks that lead across open fields to the cliff tops and Danes Dyke, perfect for leisurely strolls.

With no ongoing chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this property in a sought-after location.

Entrance:

Upvc double glazed door into porch, electric radiator. Door into inner hall, gas heater and upvc double glazed window.

Lounge/diner:

16'9" x 10'10" (5.12m x 3.31m)

A front facing room, gas fire in a modern surround, understairs storage cupboard, upvc double glazed bay window and central heating radiator.

Kitchen:

14'7" x 5'5" (4.46m x 1.66m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven and gas hob with extractor over. Part wall tiled, plumbing for dishwasher, under cupboard lighting, gas combi boiler, upvc double glazed window and space for a fridge and freezer.

Wc:

5'2" x 2'8" (1.58m x 0.83m)

Wc, wash hand basin, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

10'9" x 8'10" (3.28m x 2.70m)

A rear facing double room, built in sliding wardrobes, central heating radiator and bi-folding doors into the bedroom/sitting room.

Bedroom/sitting room:

14'11" x 9'10" (4.57m x 3.00m)

A rear facing double room, two velux windows, central heating radiator and upvc double glazed bi-folding doors onto the rear garden.

En-suite:

8'5" x 5'2" (2.58m x 1.58m)

Comprises a modern suite, plumbed in shower tower panel, wc and wash hand basin. Full wall tiled, floor tiled, shaver socket, extractor, upvc double glazed window and chrome ladder radiator.

First floor:

Loft Room:

10'2" x 9'6" (3.11m x 2.90m)

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

En-suite:

9'6" x 5'9" (2.92m x 1.77m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, access to the eaves, velux window and chrome ladder radiator.

Exterior:

To the front of the property and side of the property is ample private parking.

A water point and gated side access to rear garden.

Garden:

To the rear of the property is a private low maintenance garden. Mainly paved, artificial lawn and a power point.

Garage:

Up and over door.

Notes:

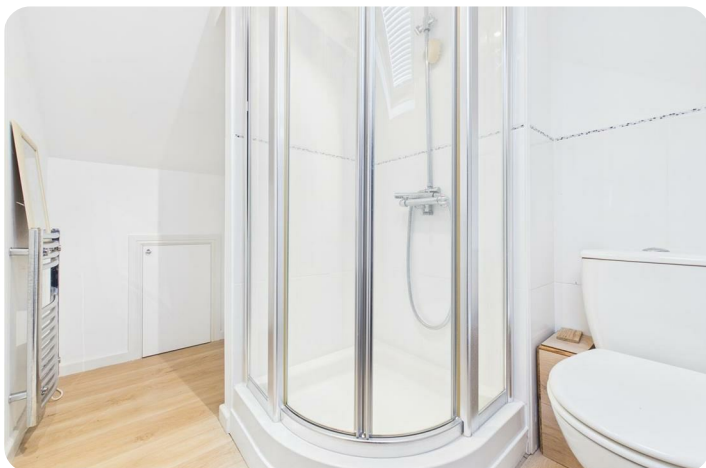
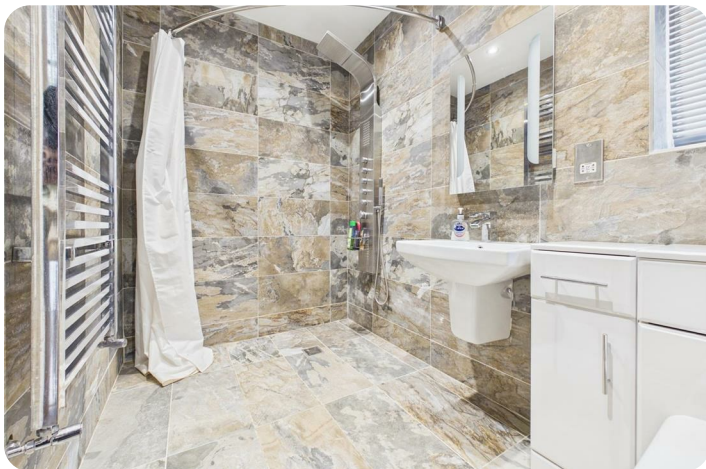
Council tax band: A

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



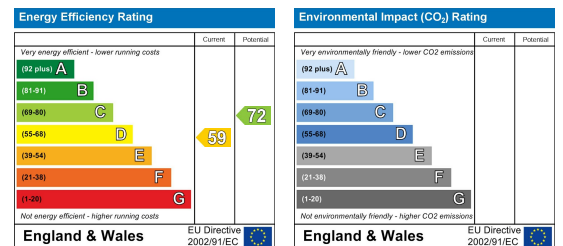
Floor Plan



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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