



Jade Cottage, 4 Flaen Close, Flamborough, YO15 1QE

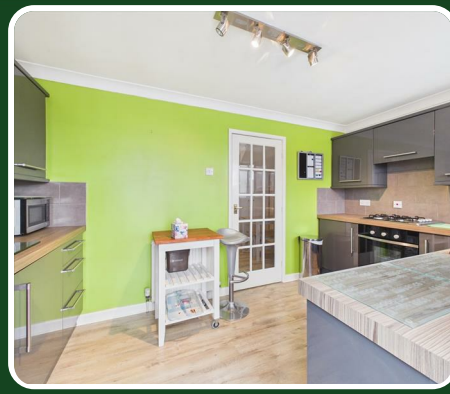
Price Guide £172,000



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Welcome to Flaen Close in the coastal village of Flamborough.

This property features an inviting reception room, conservatory and modern kitchen ideal for both relaxation and entertaining. Alongside two double bedrooms and a modern bathroom.

The house is part of a small development crafted by a local builder, situated in a peaceful cul-de-sac. Within close proximity to the village church, open countryside, allowing residents to enjoy the serene surroundings while still being within easy reach of local amenities, shops.

Whether you are considering a permanent residence or a holiday home, this property is ideally suited to meet your needs.

Entrance:

Upvc double glazed door into inner hall, built in cloaks cupboard, upvc double glazed window and central heating radiator.

Lounge/diner:

14'1" x 13'5" (4.31m x 4.10m)

A front facing room, gas fire with marble inset and wood surround. Understairs storage cupboard, upvc double glazed window and central heating radiator.

Kitchen:

13'4" x 7'8" (4.08m x 2.36m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, gas hob with extractor over. Plumbed in washing machine, gas combi boiler,

integrated fridge, freezer and dishwasher. Part wall tiled, upvc double glazed window and central heating radiator.

Upvc conservatory:

10'2" x 9'1" (3.12m x 2.78m)

Bi-folding doors onto the garden.

First floor:

Bedroom:

11'2" x 10'1" (3.41m x 3.08m)

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

Bedroom:

10'7" x 7'3" (3.25m x 2.21m)

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

Bathroom:

7'1" x 5'8" (2.16m x 1.73m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn and one private car parking space.

To the rear of the property is a fenced garden. Decked patio to lawn with borders of shrubs and bushes. A timber built shed and gated access for the bins.

Notes:

Council tax band B

Lounge, bedroom and conservatory furniture available for negotiation.

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



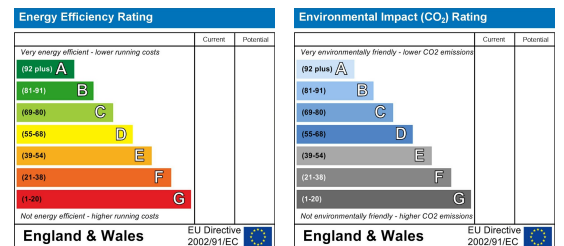
Floor Plan



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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