



**119 Selwick Drive, Flamborough, YO15 1AP**

**Price Guide £299,950**



# 119 Selwick Drive

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Welcome to Selwick Drive in the picturesque village of Flamborough, this two-bedroom detached bungalow presents a unique opportunity to acquire a highly sought-after property on the stunning Lighthouse headland.

The property has stunning front views of the sea and the lighthouse, which create a picturesque backdrop to your daily life. The rear of the bungalow opens up to the serene open countryside, allowing you to enjoy the beauty of nature right from your home.

The bungalow features a welcoming reception room, ideal for relaxation and entertaining, alongside two comfortable bedrooms that provide a peaceful retreat. The well-appointed bathroom ensures convenience for residents and guests alike. Additionally, the property boasts ample parking, making it practical for families or visitors.

The standout features of this property is its proximity to breathtaking cliff-top walks and paths that lead directly to the seashore, allowing for leisurely strolls and the chance to enjoy the stunning coastal scenery. For golf enthusiasts, the Flamborough Head Golf Club is just a stone's throw away, offering an excellent course set against a backdrop of natural beauty.

Situated approximately two miles from the village centre, this bungalow combines coastal living with easy access to local amenities.

With no ongoing chain, this property is ready for you to make it your own.

Whether you are seeking a permanent residence or a holiday retreat, this bungalow on the Lighthouse headland is a rare find that should not be missed.

### Entrance:

Upvc double doors into the sun room.

### Sun room:

11'10" x 5'5" (3.61m x 1.67m )

Upvc double glazed windows with stunning coastal, sea and lighthouse views. Double doors into the lounge.

### Lounge:

16'11" x 12'1" (5.18m x 3.69m)

A spacious front facing room with stunning coastal, sea and lighthouse views. Inset log burning stove, two upvc double glazed windows and central heating radiator.

### Kitchen/diner:

17'0" x 8'1" (5.19m x 2.47m)

Fitted with a range of base and wall units, Belfast sink unit, electric double oven and hob. Part wall tiled, plumbing for washing machine, integrated fridge/freezer and dishwasher. LPG Gas combi boiler, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear garden.

### Bedroom:

14'7" x 7'5" (4.46m x 2.28m)

A rear facing double room with open views of the countryside, three upvc double glazed windows and two central heating radiators.

### Bedroom:

10'5" x 8'3" (3.20m x 2.53m)

A front facing double room with stunning coastal, sea and lighthouse views, two upvc double glazed windows and central heating radiator.

### Bathroom:

6'11" x 5'4" (2.13m x 1.63m)

Comprises a modern suite, free standing bath with shower attachment, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a walled garden with lawn.  
To the side elevation is a private driveway with ample parking leading to the garage.  
Gated access to the rear garden.

### Garden:

To the rear of the property is a private enclosed garden with stunning open views of the countryside, paved patio to lawn.

### Garage:

Up and over door, power and lighting.

### Notes:

Council tax band:

### 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



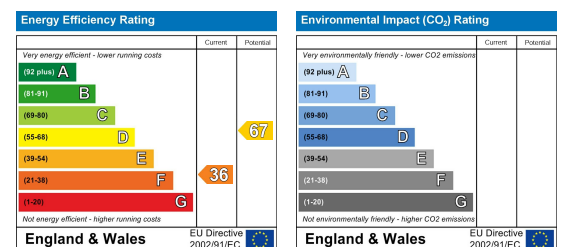
## Floor Plan



## 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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