



BELT
ESTATE AGENCY

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Breil Cottage, Bridlington Road, Flamborough, YO15 1PW

Price Guide £265,000



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Welcome to Bridlington Road in the village of Flamborough. This end-terrace house presents an exceptional opportunity for those seeking a coastal lifestyle.

Built in 2007 circa, this modern property is thoughtfully designed over three floors, providing ample space for comfortable living. The house features three well-proportioned bedrooms, making it ideal for families or as a holiday home. With two bathrooms, convenience is at the forefront. The inviting reception room serves as a perfect gathering space, where you can relax and enjoy the open views to the front elevation.

Flamborough is renowned for its stunning cliffs and picturesque beaches. The property is conveniently located near the village church and provides easy access to scenic country walks that lead to the cliff tops and Danes Dyke. Additionally, the main village is just a short distance away, boasting a variety of shops, inns, and restaurants, ensuring that all your needs are met within close proximity.

Whether you are looking for a permanent residence or a holiday retreat, this house on Bridlington Road is an excellent choice, allowing you to embrace the relaxed coastal lifestyle that Flamborough has to offer.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Wc:

7'0" x 2'8" (2.14m x 0.82m)

Wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

Lounge:

17'1" x 10'5" (5.22m x 3.18m)

A front facing room enjoying views over the countryside, electric fire with a wood surround, double glazed window and central heating radiator.

Kitchen/diner:

17'3" x 10'10" (5.27m x 3.32m)

Fitted with a range of base and wall units, composite sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, tiled floor, integrated fridge/freezer and dishwasher. Gas boiler, understairs storage cupboard, double glazed window and central heating radiator.

Utility:

6'5" x 4'5" (1.96m x 1.35m)

Plumbing for washing machine, part wall tiled, floor tiled, double glazed window, central heating radiator and composite door onto the rear courtyard.

First floor:

Central heating radiator and built in storage cupboard housing hot water store.

Bedroom:

12'11" x 10'5" (3.94m x 3.18m)

A front facing double room enjoying views over the countryside, built in wardrobes, double glazed window and central heating radiator.

En-suite:

7'0" x 6'5" (2.14m x 1.98m)

Comprising a shower cubicle with a plumbed shower, wc and wash hand basin. Part wall tiled, floor tiled, shaver socket, extractor fan, double glazed window and chrome ladder radiator.

Bedroom:

13'1" x 10'5" (4.00m x 3.20m)

A rear facing double room, built in wardrobes, double glazed window and central heating radiator.

Bathroom:

7'8" x 6'5" (2.36m x 1.97m)

Comprising a modern suite, "P" shaped bath with a plumbed shower, wc, and wash hand basin. Part wall tiled, floor tiled, shaver socket, extractor fan, double glazed window, and chrome ladder radiator.

Second floor:

Velux window.

Bedroom:

15'8" x 13'7" (4.79m x 4.16m)

A spacious double aspect room enjoying views over the countryside, access to the eaves, velux window, double glazed window and central heating radiator.

Garden:

To the rear of the property is a low maintenance garden. Paved with borders of shrubs and bushes. Brick built outbuilding for storage. Gated access to a private car parking space.

Notes:

Council tax band: C

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.

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.



Road Map

Hybrid Map

Terrain Map



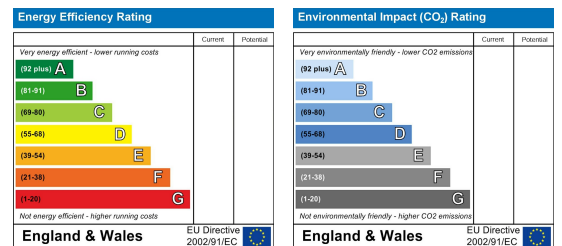
Floor Plan



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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