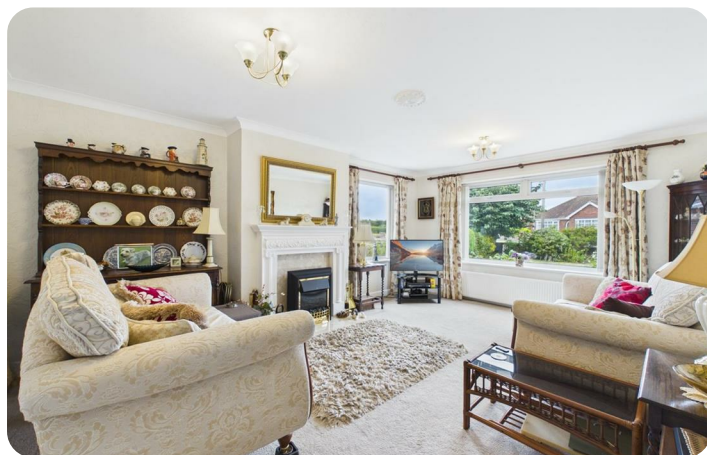




11 Beech Avenue, Flamborough, YO15 1LN

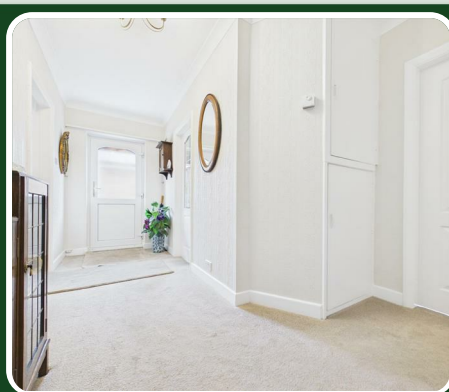
Price Guide £250,000



11 Beech Avenue

Flamborough, YO15 1LN

Price Guide £250,000



Welcome to Beech Avenue in the village of Flamborough. This semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle.

The property features two well-proportioned bedrooms, a modern bathroom, kitchen and a spacious reception room.

This deceptively spacious property is well maintained throughout, ensuring a welcoming atmosphere for its future occupants.

The location is particularly appealing, as it is within close proximity to essential facilities, including local shops, a variety of inns, and restaurants, everything you need just a short stroll away.

The property offers easy access to scenic walks across fields that lead to the breathtaking cliff tops. This area is perfect for leisurely strolls.

This bungalow is a must-view to truly appreciate what is on offer. Don't miss the chance to make this property your new home.

Entrance:

Upvc double glazed side door into a spacious inner hall, central heating radiator and built in storage cupboard.

Lounge:

18'3" x 13'3" (5.58m x 4.06m)

A spacious front facing room, electric fire with marble inset and wood surround. Two upvc double glazed windows and two central heating radiators.

Kitchen:

12'11" x 8'5" (3.94m x 2.58m)

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

Bedroom:

13'10" x 10'11" (4.22m x 3.33m)

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

Bedroom:

12'9" x 9'11" (3.90m x 3.03m)

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

Bathroom:

8'11" x 5'6" (2.73m x 1.69m)

Comprises a modern suite, shower cubicle with plumbed shower, wc and wash hand basin unit with vanity unit. Full wall tiled, shaver socket, access to part boarded loft space by drop down ladder, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property of the property is a good size walled garden with lawn and mature borders of

shrubs and bushes.

To the side elevation is a private driveway with ample parking leading to the garage. Gated side access to the rear garden.

Garden:

To the rear of the property is a private, south-facing garden enclosed by fencing. Paved patio area leads to lawn, raised borders with established shrubs and bushes. The garden also benefits from a timber-built shed and an outside water point.

Garage:

19'9" x 9'1" (6.04m x 2.79m)

A brick-built garage with an up-and-over door, power, lighting, two windows, and a side courtesy door.

Notes:

Council tax band: C

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

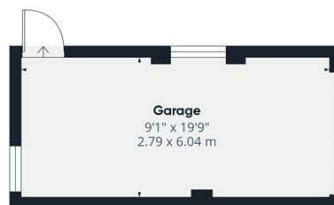
Terrain Map



Floor Plan



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
954 ft²
88.6 m²

(1) Excluding balconies and terraces

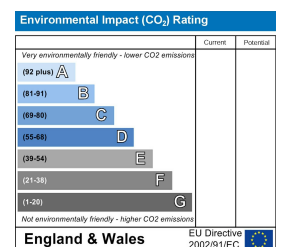
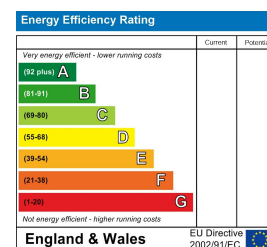
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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