



## 29 Tower Street, Flamborough, YO15 1PD

Price Guide £255,000



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Welcome to the village of Flamborough, a delightful semi-detached cottage on Tower Street.

With three reception rooms, this home provides ample space for relaxation and entertaining. The three well-appointed bedrooms ensure that there is plenty of room for family and guests alike.

The property features a modern kitchen, bathroom and boasts a lovely large rear garden, ideal for enjoying the outdoors or hosting summer gatherings.

Private parking and a garage adds to the convenience of this residence, making it easy for you and your guests to come and go. One of the standout features of this home is its proximity to stunning country walks. You can easily explore the open fields leading to the breathtaking cliff tops and Danes Dyke, making it a haven for nature lovers and outdoor enthusiasts. Additionally, the property is conveniently located near a variety of shops, inns, and restaurants, ensuring that all your daily needs are just a short stroll away.

Whether you are seeking a permanent residence, a second home, or a holiday let, this three-bedroom cottage presents an ideal opportunity. With its charming character and prime location, it is sure to appeal to those looking for a peaceful retreat in the heart of Flamborough.

Don't miss the chance to make this lovely property your own.

### Entrance:

Composite door leads directly into the lounge.

### Lounge:

13'8" x 10'10" (4.19m x 3.31m)

A front facing room, inset multi fuel stove, upvc double glazed sash window, central heating radiator and staircase to first floor.

### Inner hall:

Understairs storage cupboard, central heating radiator and courtesy door into the garage.

### Office:

10'1" x 5'11" (3.09m x 1.81m)

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

### Dining/sitting room:

14'6" x 9'4" (4.44m x 2.86m)

A rear facing room, beamed ceiling, multi fuel stove, upvc double glazed window, central heating radiator and single glazed window into the kitchen.

### Kitchen:

11'5" x 8'5" (3.48m x 2.58m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, plumbing for dishwasher and washing machine. Stainless steel extractor, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### Wc:

5'2" x 2'5" (1.59m x 0.75m)

Wc, wash hand basin, gas combi boiler fitted 2021 and upvc double glazed window.

### First floor:

#### Bedroom:

15'8" x 9'5" (4.80m x 2.89m)

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

#### Bedroom:

11'7" x 6'10" (3.55m x 2.10m)

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

**Bedroom:**

11'0" x 6'8" (3.37m x 2.05m)

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

**Bathroom:**

10'1" x 6'10" (3.09m x 2.09m)

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

**Exterior:**

To the front of the property is a block paved forecourt for parking.

**Garden:**

To the rear of the property is a substantial enclosed garden. Yorkshire stone patio to pebbled and lawn areas. Summerhouse and brick built outbuilding for storage. Power and water point.

**Garage:**

19'2" x 7'11" (5.85m x 2.42m)

Electric door, power and lighting.

**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



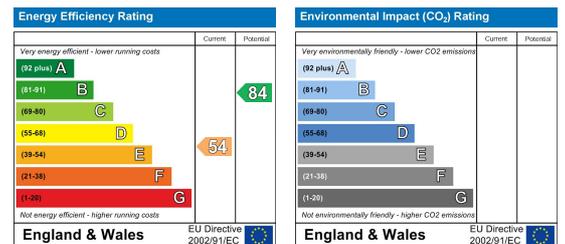
## Floor Plan



## 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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