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2 South Sea Avenue, Flamborough, YO15 1BW

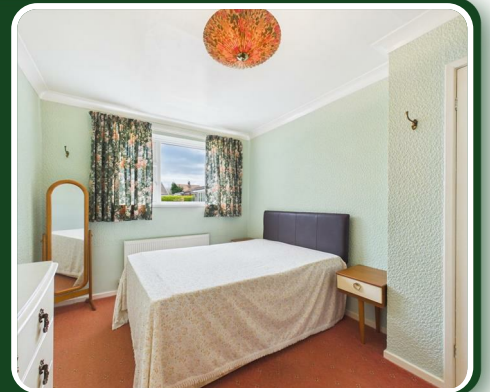
Price Guide £220,000



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Flamborough, YO15 1BW

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Welcome to the village of Flamborough, this semi-detached bungalow on South Sea Avenue presents an excellent opportunity for those looking to downsize and create their dream home.

The property features three well-proportioned bedrooms, bathroom, kitchen, a comfortable reception room, a generous driveway with ample parking, along with a double-length garage, providing both convenience and security for your vehicles.

The bungalow is a blank canvas, allowing you to personalise the space to reflect your own style and preferences.

One of the standout features of this home is the beautiful private rear garden, perfect for enjoying the outdoors.

The property is situated in a quiet cul-de-sac, ensuring a serene living experience while still being close to local amenities. You will find the village cricket and sports ground nearby, as well as the village church, fostering a strong sense of community.

The stunning South Landing Bay and its breathtaking cliff-top walks are just a third of a mile away, offering a perfect escape for those who enjoy coastal scenery.

With no ongoing chain, this property is ready for you to move in and start making it your own.

Don't miss the chance to view this bungalow in a picturesque location.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard housing gas combi boiler.

Lounge/diner:

20'1" x 11'11" (6.13m x 3.64m)

A spacious front facing room, gas fire in a stone surround,

upvc double glazed bow window and two central heating radiators.

Kitchen:

8'5" x 7'3" (2.58m x 2.22m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob. Part wall tiled, floor tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

11'7" x 9'2" (3.55m x 2.80m)

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

Bedroom:

9'8" x 8'1" (2.95m x 2.47m)

A rear facing double room, built in wardrobes, central heating radiator and upvc double glazed patio doors onto the garden.

Bedroom:

8'4" x 6'9" (2.56m x 2.07m)

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

Bathroom:

6'6" x 5'5" (2.00m x 1.66m)

Comprises shower cubicle with electric shower, wc and wash hand basin with vanity unit, Full wall tiled, floor tiled, shaver socket, upvc double glazed window and chrome ladder radiator,

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private sunny garden, paved patio to lawn, well established borders of shrubs and bushes.

Garage:

29'1" x 9'5" (8.87m x 2.88m)

A double length garage, up and over door, power and lighting.

Notes:

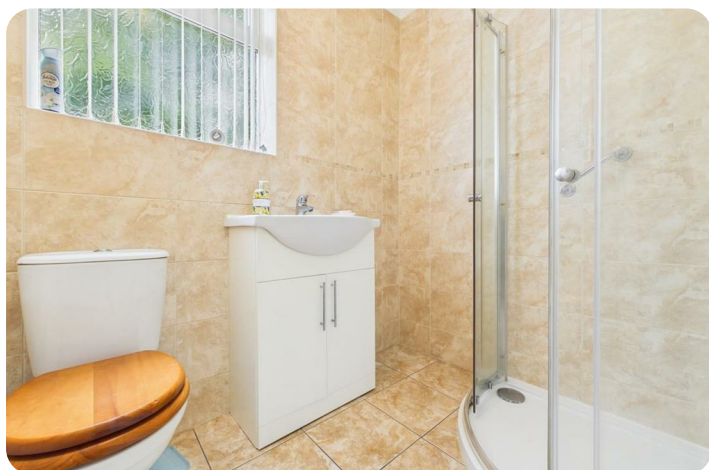
Council tax band B

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



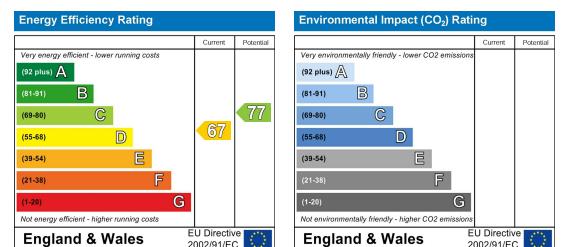
Floor Plan



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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