



The Croft, High Street  
Flamborough  
YO15 1JT

£165,000

2 Bedroom End Terrace House



The Green



2



1



1



On Road  
Parking



Gas Central Heating

## The Croft, High Street, Flamborough, YO15 1JT

A pleasantly presented end-terrace house situated in the heart of Flamborough village, conveniently located on the High Street. The accommodation comprises a comfortable lounge, a dining kitchen and a large conservatory providing additional versatile living space. To the first floor are two bedrooms and a bathroom. Externally, the property enjoys pleasant gardens with access to the village green to the rear. Offered to the market with no onward chain.

Flamborough is a picturesque coastal village with a population of approximately 2,100 (2021 Census), offering a mix of traditional cottages, modern homes and character properties, some enjoying sea views or positioned within walking distance of the coast

and the working Flamborough Head Lighthouse. The nearby seaside town of Bridlington provides a wider range of amenities and services, complementing those within the village itself, including a Co-op food store, public houses, cafés and local shops with Danes Dyke Nature Reserve and Bridlington Links Golf Course are both close by, offering excellent opportunities for outdoor recreation.



Entrance



Lounge



Kitchen/Dining Area



Conservatory

## Accommodation

### ENTRANCE

Via a glazed uPVC door into:

### LOUNGE

12' 8" x 12' 7" (3.88m x 3.85m)

Window to the front elevation, radiator, feature fire surround and open plan timber stairs to the first floor landing.

### KITCHEN/DINING AREA

12' 7" x 10' 9" (3.85m x 3.29m)

The kitchen diner benefits from a range of wall base and drawer units with a work top over and a tiled splash back. A stainless-steel sink and drainer sit beneath a window to the rear elevation. Fitted appliances include an oven, electric hob, and extractor fan. Space for an undercounter fridge and freezer.

### CONSERVATORY

12' 6" x 11' 9" (3.83m x 3.59m)

The conservatory includes brick plinth walls with uPVC above. Radiator and French door onto the garden.

### LANDING

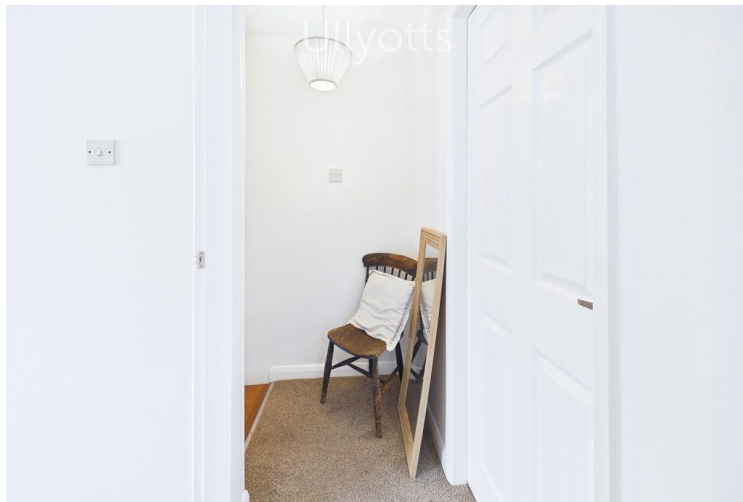
5' 9" x 2' 8" (1.76m x 0.82m)

The landing has a loft access and doors to:

### BEDROOM 1

12' 9" x 9' 6" (3.90m x 2.90m)

The master bedroom has a window to High Street, radiator and storage area with shelving and hanging space.



Landing



Bedroom 1



Bedroom 2



Bathroom

## BEDROOM 2

10' 10" x 6' 11" (3.32m x 2.11m)

The second bedroom has a radiator and a window overlooking the rear garden with a partial view of The Green beyond.

## BATHROOM

7' 8" x 5' 5" (2.35m x 1.66m)

Window to the rear for light and ventilation, a panelled bath with a thermostatic shower over, wash hand basin, WC and a radiator with wet wall surround, vinyl flooring and a storage cupboard.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

UPVC double glazing throughout.

## PARKING

Potential vehicle access from Greenside. The land to the rear of the property appears to be used as a means of vehicle access to neighbouring properties. The title to the land is unregistered



Garden



Garden



Garden



Rear Elevation

## GARDEN

To the front the property sits back from the road behind a low-level wall with gated access to a paved frontage with side pedestrian access. To the rear of the property is a gravel area with steps up to raised beds affording an area for planting with colourful shrubs and plants, a raised lawn area with a paved path to two garden sheds and rear access.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - A

## ENERGY PERFORMANCE CERTIFICATE – RATED C

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 66 sq m (707 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

**Ulllyotts**  
Estate Agents



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

65.7 m<sup>2</sup>  
708 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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

GIRAFFE360





# Flamborough

The Croft, High Street

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