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Kinnelscars Southsea Road, North, Flamborough, Bridlington,

Price Guide £290,000

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Kinnelscars Southsea Road, North

Flamborough Bridlington, YO15 1NG

Price Guide £290,000

Welcome to Southsea Road in the village of Flamborough. This detached house presents an ideal opportunity for families seeking a spacious and comfortable home.
Boasting two generous reception rooms, this property offers ample space for relaxation and entertaining. With three well-proportioned bedrooms, plus an additional loft room, there is plenty of room for family members or guests.
The property features a well-appointed bathroom and provides convenient parking ensuring ease of access for residents and visitors.
Its location is particularly advantageous, as it allows for easy access to the village centre, where a variety of shops and amenities await.
For those who enjoy the great outdoors, South Landing Bay is just a mile away, offering stunning coastal views and opportunities for leisurely walks. Additionally, Flamborough Head and the local golf course are a mere two miles from your doorstep, making this home perfect for both relaxation and recreation.
Whether you are looking to settle down or seeking a holiday retreat, this residence on Southsea Road is sure to meet your needs.

Entrance:

Upvc double doors into inner porch. Door into a spacious inner hall, two central heating radiators.

Wc:

5'4" x 3'0" (1.63m x 0.93m)
Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

17'2" x 13'10" (5.25m x 4.24m)
A spacious front facing room, fireplace with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

Kitchen:

15'9" x 10'10" (4.81m x 3.32m)
Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, pantry, two upvc double glazed windows and upvc double glazed door onto the garden.

Dining room:

19'11" x 11'10" (6.09m x 3.63m)
A spacious rear facing room, gas fire in a modern surround, upvc double glazed window and two central heating radiators.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

14'9" x 13'9" (4.52m x 4.21m)
A spacious front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

11'11" x 11'9" (3.65m x 3.59m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

8'10" x 8'4" (2.70m x 2.56m)
A front facing single room, upvc double glazed window and central heating radiator.

Bathroom:

10'11" x 5'5" (3.33m x 1.66m)
Comprises bath with electric shower over, wash hand basin, wall panelling, built in storage cupboard housing gas combi boiler, upvc double glazed window, central heating radiator and ladder radiator.

Wc:

6'0" x 2'9" (1.83m x 0.85m)

Wc, upvc double glazed window and central heating radiator.

Loft room:

22'2" x 9'9" (6.78m x 2.99m)

A spacious double aspect room, access to the eaves, two upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a walled garden with shrubs and bushes.
To the side elevation is a private driveway.

Garden:

To the rear of the property is a private west facing garden. Mainly paved with well stocked borders of shrubs and bushes. Two outbuildings for storage. Workshop to the rear of the garage.

Garage:

28'2" x 8'3" (8.61m x 2.52m)

A double length brick built garage, power and lighting.

Notes:

Council tax band D

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.

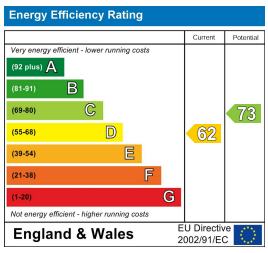
Road Map | Hybrid Map | Terrain Map

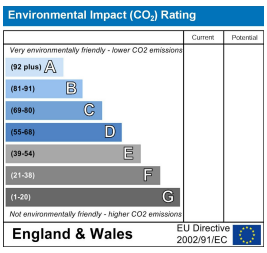
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.