



13 St David Lane
Flamborough
YO15 1BE

OFFERS OVER

£125,000

2 Bedroom Detached Bungalow



View To The Front of The Property



2



2



1



Garage, Off
Road Parking



Gas Central Heating

13 St David Lane, Flamborough, YO15 1BE

Offered for sale with no onward chain in the popular village of Flamborough, this detached timber-framed bungalow is ideal for those seeking a slower pace of life or a holiday home by the coast for them to put their own stamp on. The accommodation comprises a bright sunroom opening into the lounge, with steps leading down to a dining kitchen, two bedrooms and a bathroom. Outside, the property benefits from a private rear patio area, garage and off-road parking, making it a wonderful opportunity in this sought-after coastal location.

The property forms part of the established Marine Valley Estate, a unique development of predominantly timber-framed homes set within attractive communal surroundings on the edge of Flamborough. All properties on the estate are held on a freehold basis; however, owners contribute towards the upkeep and maintenance of the private roads, communal green spaces and shared areas, helping to preserve the character and appearance of this well-maintained residential setting. The estate is

particularly popular with those seeking a peaceful coastal lifestyle, whether as a permanent residence, retirement home or holiday retreat.

The popular coastal village of Flamborough offers a wonderful blend of traditional cottages, modern homes and character properties, all set within a stunning coastal landscape. Renowned for its dramatic cliffs, coastal walks and the iconic Flamborough Head Lighthouse, the village is an ideal location for those seeking a relaxed pace of life or a seaside retreat. Local amenities include a Co-op food store, public houses, cafés and well-regarded eateries, while the nearby Danes Dyke Nature Reserve and Bridlington Links Golf & Leisure Estate provide excellent opportunities for outdoor recreation.

Buses run from Flamborough to the nearby town of Bridlington



Sunroom



Lounge



Kitchen



Dining Area

Accommodation

SUNROOM

16' 0" x 7' 2" (4.90m x 2.19m)

Entrance to the property is via a glazed uPVC entrance door opening into a bright and welcoming sunroom. With windows to the front and side elevations allowing for an abundance of natural light, the room provides a pleasant space to sit and relax with a pleasant outlook. The room also benefits from a radiator and a door leading through to the main lounge.

LOUNGE

16' 0" x 9' 5" (4.88m x 2.89m)

A light and airy reception room featuring windows to both the front and side elevations, allowing for plenty of natural light throughout the day. The room benefits from a radiator and provides a comfortable living space. From here, steps lead down to the remainder of the accommodation, giving access to all further rooms.

KITCHEN/DINING AREA

15' 5" x 7' 1" (4.71m x 2.17m)

The dining kitchen is fitted with a range of base units with work surfaces over, complemented by tiled splashbacks and carpeted flooring. There is a stainless-steel sink and drainer with mixer tap, together with space for appliances including a fridge and cooker.

The kitchen opens into a dining area, creating a sociable space for everyday living and entertaining. The dining area benefits from a window overlooking the rear garden, a radiator, and ample space for a dining table and chairs. A uPVC door provides direct access to the rear garden and patio area.

BEDROOM 1

14' 6" x 7' 8" (4.43m x 2.36m)

A well-proportioned double bedroom benefiting from windows to both the front and side elevations, creating a bright and airy feel. The room also features a radiator.



Kitchen/Dining Area



Bedroom 1



Bedroom 2



Bathroom

BEDROOM 2

9' 5" x 7' 8" (2.89m x 2.34m)

A versatile second bedroom with a window to the side elevation, providing natural light, and a radiator. Ideal as a guest bedroom, home office or hobby room.

BATHROOM

8' 9" x 7' 3" (2.69m x 2.22m)

The bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC. The room also benefits from a window to the rear elevation, a radiator, and a useful built-in storage cupboard housing the gas central heating boiler.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

13' 4" x 8' 9" (4.08m x 2.68m)

The property enjoys lawned gardens to the front and side, enclosed by fenced boundaries and complemented by a pathway and steps leading to the main entrance. The gardens provide an attractive setting and offer space to enjoy the outdoors.

To the rear, there is a private enclosed patio garden with walled boundaries and mature shrub borders, creating a pleasant and low-maintenance outdoor space ideal for relaxing or entertaining. The patio enjoys a good degree of privacy and a secluded outlook.

TENURE

The property is freehold; however, a maintenance fee is payable annually which is £175 which includes road maintenance and cutting the green areas.



Rear Of The Property



Enclosed Rear Garden



Garage

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE- AWAITED

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.

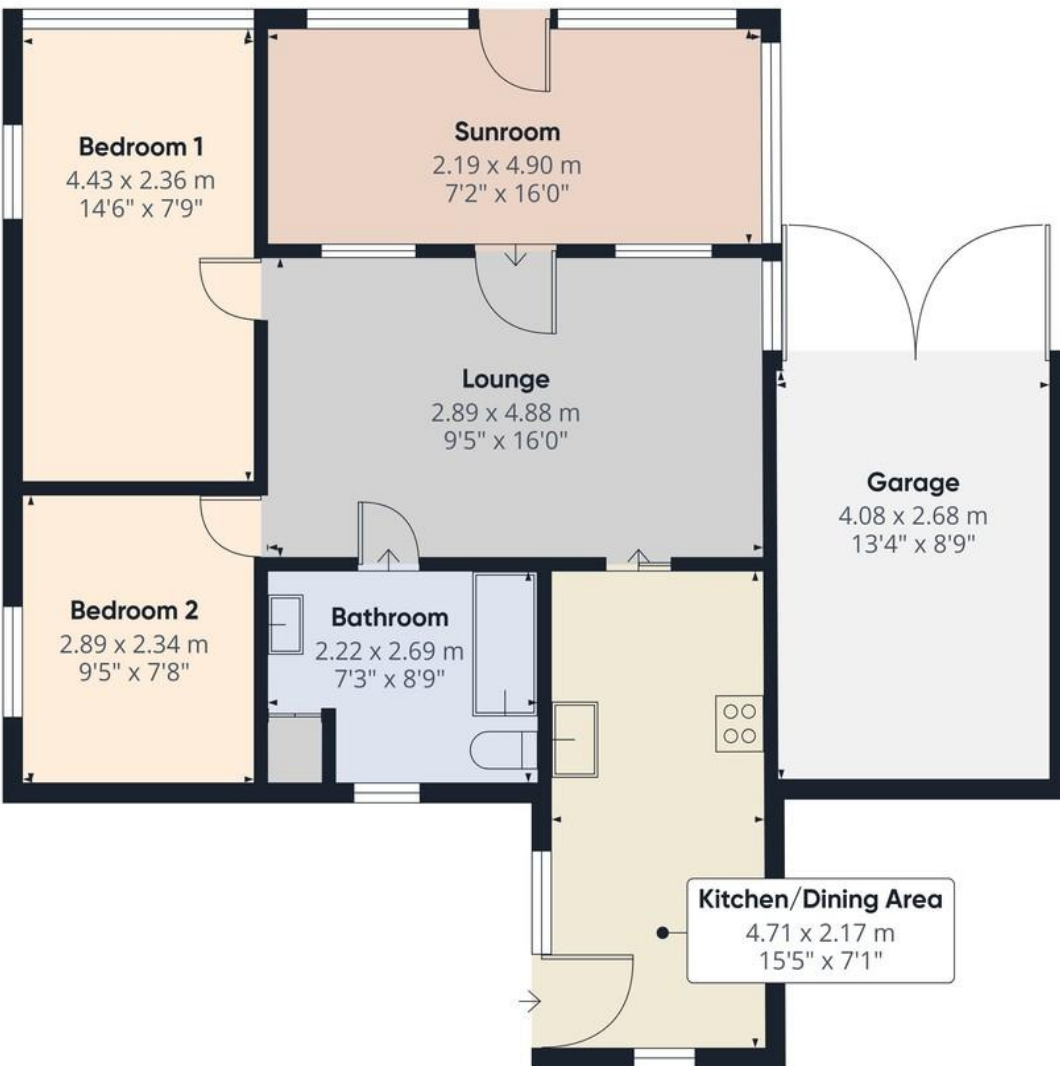
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 69 sq m (741 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
68.8 m²
740 ft²

(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

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