



**BELT**  
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**Weybourne, North Marine Road, Flamborough, YO15 1LF**

**Price Guide £330,000**



# Weybourne, North Marine Road

Flamborough, YO15 1LF

## Price Guide £330,000



Welcome to North Marine Road in the village of Flamborough. This spacious detached house offers a perfect blend of character and modern living.

The property boasts three generously sized reception rooms and a kitchen/diner providing ample space for family gatherings and entertaining guests. With three well-proportioned bedrooms and a convenient bathroom it is an ideal family residence. This property provides the opportunity to rent or purchase a driveway with garage and land behind by separate negotiations.

One of the standout features of this property is the open views to the rear, which create a serene backdrop for daily living. The spacious garden area invites outdoor activities and relaxation, perfect for enjoying the fresh air and surroundings.

Located on North Marine Road close to cliff top walks and the north landing bay. Also convenient the main village centre where there are ample facilities local shops, supermarket, public houses and restaurants. Flamborough has a recreation ground with cricket, football and tennis clubs. There is also a separate Bowling club, public library, village hall, W.I and church hall which all add to making the area a popular choice for buyers, and you can leave the car at home as a regular bus service is in operation to Bridlington.

Do not miss the opportunity to make this house your new home.

### Entrance:

Upvc double glazed door into inner porch. Door into spacious inner hall, parquet flooring, two stained windows and central heating radiator.

### Wc:

5'10" x 2'11" (1.78m x 0.90m)

Wc, wash hand basin, extractor and upvc double glazed window.

### Lounge:

13'11" x 13'11" (4.26m x 4.25m)

A spacious front facing room, gas fire in a modern surround, upvc triple glazed bay window and two central heating radiators.

### Dining room:

12'9" x 12'9" (3.91m x 3.91m)

A spacious rear facing room, central heating radiator and upvc double glazed patio doors into the orangery.

### Orangery:

10'8" x 10'3" (3.27m x 3.14m)

Over looking the garden, sky lantern, vertical radiator and upvc double glazed door.

### Kitchen/diner:

20'8" x 10'1" (6.31m x 3.08m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine and dishwasher. Log burning stove within a rustic brick fireplace surround, adding warmth and character to the room. Two upvc double glazed windows and central heating radiator.

### First floor:

11'0" x 4'2" (3.37m x 1.28m)

A spacious landing, upvc double glazed window and access to a part boarded loft space by drop down ladder.

### Bedroom:

13'10" x 11'4" (4.22m x 3.46m )

A spacious front facing double room, built in wardrobes, cupboards and drawers. Upvc triple glazed bay window and central heating radiator.

### Bedroom:

12'9" x 12'9" (3.90m x 3.89m)

A spacious rear facing double room with open countryside views, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

**Bedroom:**

9'4" x 9'1" (2.85m x 2.78m)

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

**Bathroom:**

8'5" x 5'8" (2.59m x 1.74m)

Comprises bath with electric shower over, wash hand basin, part wall tiled, built in storage cupboards one housing gas combi boiler, extractor, upvc double glazed window and central heating radiator.

**Wc:**

5'2" x 2'10" (1.59m x 0.87m)

Wc, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a walled pebbled garden. Gated side access to the rear garden.

**Garden:**

The property boasts a private rear garden with views across neighbouring equestrian land. Paved patio leads to lawn with raised borders, complemented by a further elevated pebbled seating area. A pond, greenhouse, timber shed and water point.

**Notes:**

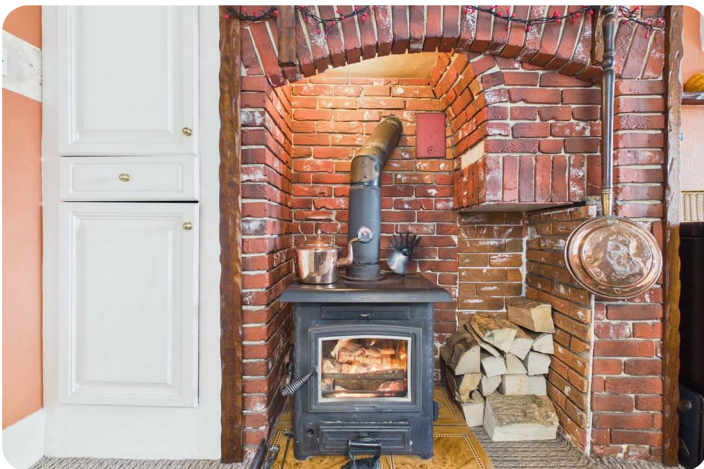
Council tax band: D

**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

**Ground Floor**

- Lounge: 13'11" x 13'11" (4.25 x 4.26 m)
- Dining Room: 12'9" x 12'9" (3.91 x 3.91 m)
- Orangery: 10'8" x 10'3" (3.27 x 3.14 m)
- Kitchen/diner: 10'1" x 20'8" (3.08 x 6.31 m)
- WC: 2'11" x 5'10" (0.90 x 1.78 m)
- Entrance: 8'10" x 3'3" (2.71 x 1.00 m)
- Hallway: 6'0" x 13'10" (1.84 x 4.24 m)

**Floor 1**

- Bedroom: 11'4" x 13'10" (3.46 x 4.22 m)
- Bedroom: 12'9" x 12'9" (3.90 x 3.89 m)
- Bedroom: 9'1" x 9'4" (2.78 x 2.85 m)
- Landing: 4'2" x 11'6" (1.28 x 3.57 m)
- Bathroom: 8'6" x 5'8" (2.59 x 1.74 m)
- WC: 5'2" x 2'10" (1.59 x 0.87 m)

**Approximate total area<sup>(1)</sup>**

- 1399 ft<sup>2</sup>
- 130 m<sup>2</sup>

**Reduced headroom**

- 3 ft<sup>2</sup>
- 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

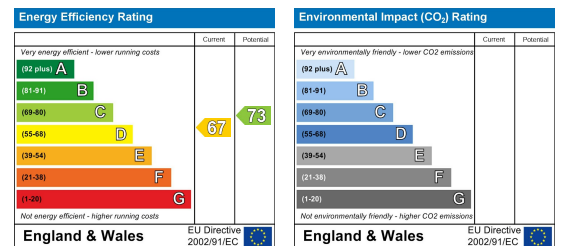
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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