



East View, Southsea Road North, Flamborough, YO15 1NG

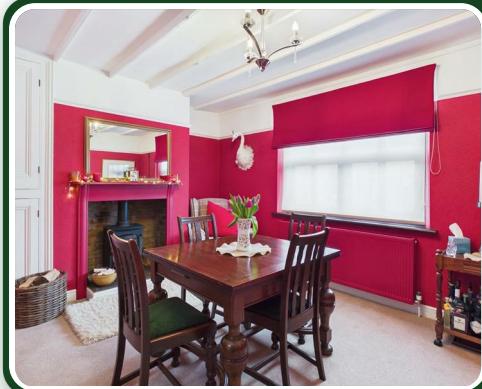
Price Guide £250,000



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Welcome to Southsea Road North in the village of Flamborough. This delightful end-terrace cottage exudes character and is sure to impress.

The property boasts two inviting reception rooms, kitchen, three well-proportioned bedrooms and bathroom. Outside there is a private courtyard, car parking and large shed for storage.

Its location is particularly appealing, situated close to the local church, village green and the centre, with its array of shops and restaurants.

For those who enjoy the 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.

This property is not only an ideal main residence but also presents an opportunity as a holiday home. To truly appreciate all that this charming cottage has to offer, a viewing is highly recommended.

Entrance:

Upvc double glazed door into inner hall and central heating radiator.

Lounge:

13'5" x 11'0" (4.11m x 3.36m)

A front facing room, inset multi-fuel burning stove with slate hearth and wooden beam. Two upvc double glazed windows and central heating radiator.

Dining room:

11'6" x 11'0" (3.52m x 3.36m)

A side facing room, inset log burning stove with brick inset and wood surround. Built in storage cupboards, upvc double glazed window and central heating radiator.

Kitchen:

12'11" x 5'10" (3.95m x 1.78m)

Fitted with a range of base and wall units, Belfast sink unit, solid wood worktops, and stainless steel extractor. Part wall tiled, slate tiled floor, understairs storage cupboard housing gas combi boiler, upvc double glazed window, central heating radiator, upvc double glazed door to the side elevation.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

13'5" x 10'11" (4.10m x 3.35m)

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

Bedroom:

12'11" x 10'11" (3.96m x 3.35m)

A side facing double room, period fireplace, upvc double glazed window and central heating radiator.

Bathroom:

9'3" x 5'10" (2.83m x 1.78m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, floor tiled, upvc double glazed window and central heating radiator.

Second floor:

Access to the eaves.

Bedroom:

18'8" x 7'6" (5.70m x 2.30m)

A spacious rear facing double room, velux window and central heating radiator.

Exterior:

To the side of the property is private driveway for parking Walled courtyard and large shed for storage. The shed has plumbing for washing machine, and stainless steel sink with worktop.

Notes:

Council tax band: A

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.

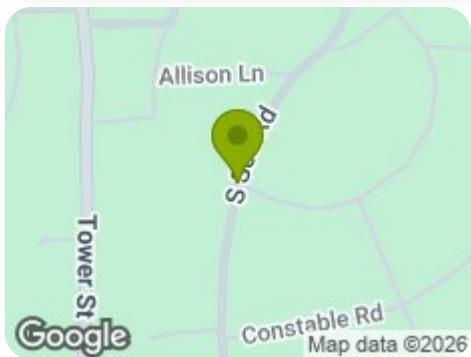
PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



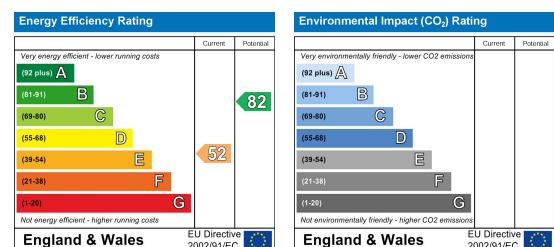
Floor Plan



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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