BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk



8 Dunnscroft, Flamborough, YO15 1PZ

Price Guide £275,000

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The Property Ombudsman

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Welcome to the village of Flamborough. Dunnscroft presents an exceptional opportunity to acquire a modern mid-terrace house, thoughtfully designed for contemporary living.
This three-storey townhouse, built in 2011 is an ideal residence for both permanent living and as an exclusive second home.
The property features an inviting reception room that offer versatility for relaxation or entertaining guests. Two comfortable bedrooms, providing ample space for family or visitors. The well-designed bathroom ensures convenience and comfort for all occupants.
The property is part of a select courtyard development, situated on the edge of the village, which allows for easy access to the local church and the stunning country and cliff-top walks that Flamborough is renowned for. This location not only enhances the appeal of the home but also offers a tranquil lifestyle amidst beautiful surroundings.
Whether you are looking for a permanent residence or a property with excellent holiday letting potential, this house offers a unique opportunity to enjoy the best of Flamborough. Do not miss the chance to make this property your own.

Entrance:

Upvc double glazed door into spacious inner hall, built in cupboards and shelves. Central heating radiator and understairs storage cupboard.

Sitting area:

11'4" x 9'1" (3.46m x 2.79m)
A useful space which could be used as an additional sitting area or home office, central heating radiator.

Wc:

6'0" x 3'6" (1.83m x 1.07m)
Wc, wash hand basin, floor tiled, extractor and central heating radiator.

Utility:

5'11" x 5'3" (1.82m x 1.61m)
Fitted base unit, stainless steel sink unit, tiled floor, part wall tiled, extractor, plumbing for washing machine and central heating radiator.

First floor:

A spacious landing, central heating radiator.

Lounge:

17'9" x 11'0" (5.43m x 3.37m)
A spacious rear facing room, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen/diner:

18'2" x 11'3" (5.55m x 3.44m)
Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, integrated fridge/freezer and dishwasher. Two upvc double glazed windows and two central heating radiators.

Wc:

6'3" x 4'1" (1.92m x 1.27m)
Wc, wash hand basin, floor tiled, extractor, upvc double glazed window and central heating radiator.

Second floor:

Bedroom:

17'10" x 14'2" (5.44m x 4.33m)
A spacious front-facing room enjoying stunning views over the surrounding countryside, built in wardrobes and shelves. Two upvc double glazed windows and central heating radiator.

Bedroom:

15'0" x 11'1" (4.58m x 3.39m)

A spacious rear facing room, built in wardrobes and shelves. Upvc double glazed window and central heating radiator.

Bathroom:

8'4" x 6'5" (2.56m x 1.97m)

Comprising a modern bathroom bath, shower cubicle with plumbed shower, wc and wash hand basin. Part tiled wall tiled, tiled floor, shaver socket, extractor, velux window and chrome ladder radiator.

Exterior:

To the front of the property is a blocked paved driveway.

Garden:

To the rear of the property is a private low maintenance garden. Decked patio, artificial lawn, pebbled areas and paved patio. Water point.

Garage:

19'0" x 9'10" (5.81m x 3.02m)

Electric roller door, power, lighting and gas combi boiler.

Notes:

Council tax band: C

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.

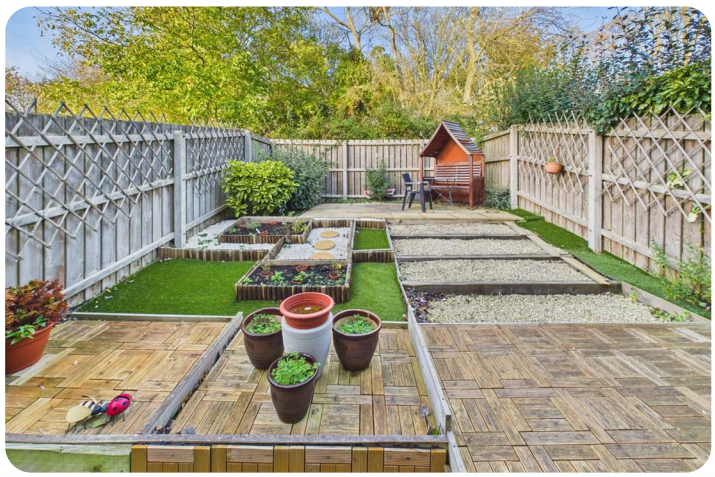
General Notes:

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







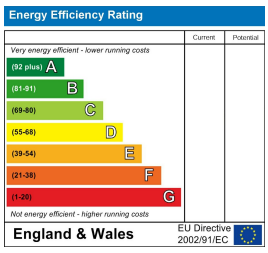
Floor Plan

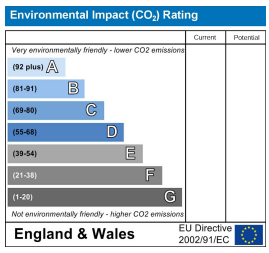


Viewing

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.