



Lobster Cottage, 7 Victoria Terrace, Flamborough, YO15 1JU

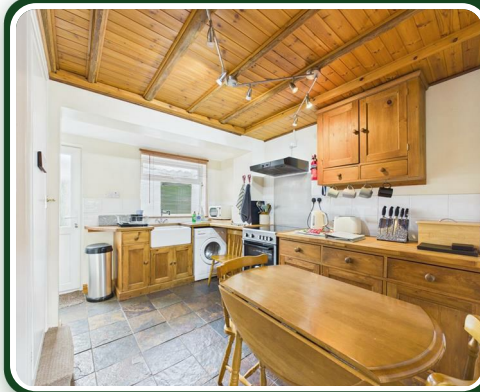
Price Guide £155,000



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Welcome to Victoria Terrace in the village of Flamborough. This former fisherman's cottage offers a unique blend of character and convenience. Built in 1900 circa, this period property is spread across three floors, providing ample space for comfortable living.

The cottage features a welcoming reception room, perfect for relaxing after a day exploring the surroundings. A kitchen/diner, two well-proportioned bedrooms and a modern bathroom.

The property has successfully operated as a holiday letting business for several years, making it an excellent opportunity for those looking to continue in this trade. Alternatively, it serves as a perfect weekend getaway or a permanent residence.

One of the standout features of this cottage is its prime location. Tucked away yet centrally situated, it is just a stone's throw from local shops, inns, and restaurants, ensuring that all your needs are within easy reach.

This cottage on Victoria Terrace is a rare find and is an ideal choice for anyone looking to invest in a holiday letting business or seeking a peaceful retreat in the heart of Flamborough.

Entrance:

Composite door leads directly into the lounge.

Lounge:

11'2" x 10'4" (3.41m x 3.17m)

A front facing room, inset multi fuel burning stove in a rustic brick surround. Exposed beams, tiled floor and upvc double glazed window.

Kitchen/diner:

11'10" x 11'3" (3.63m x 3.44m)

Fitted with a range of base units, solid wood worktops, Belfast sink unit, part wall tiled, floor tiled, plumbing for washing machine, extractor, exposed beams, upvc double glazed window, electric heater and upvc double glazed door onto the rear.

First floor:

Upvc double glazed window and electric heater.

Bedroom:

11'1" x 10'4" (3.38m x 3.16m)

A front facing double room, upvc double glazed window and electric heater.

Bathroom:

7'9" x 5'6" (2.38m x 1.70m)

Comprises bath with electric shower over, wc and wash hand basin. Built in storage cupboard housing hot water store, part wall tiled, electric fan heater and upvc double glazed window.

Second floor:

Bedroom:

15'1" x 6'11" (4.60m x 2.12m)

A rear facing double room, upvc double glazed window and electric heater.

Exterior:

To the front of the property is a private paved garden area.

To the rear of the property is a small yard with three outbuildings for storage.

Notes:

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



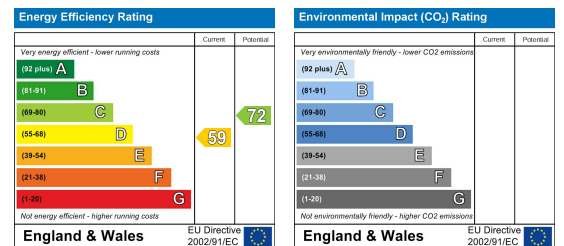
Floor Plan



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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