BELT
ESTATE AGENCY

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

9 Allison Lane, Flamborough, YO15 1NE

Price Guide £139,950

1 | 1 | 1 | D

The Property Ombudsman
naea | propertymark PROTECTED

9 Allison Lane

Flamborough, YO15 1NE

Price Guide £139,950

Welcome to Allison Lane in the village of Flamborough. This terraced cottage presents an excellent opportunity for those wishing to downsize, secure a second home, or invest in a holiday let.

The property boasts one reception room, one bedroom, loft room, and one bathroom, this property offers a cosy and manageable living space, perfect for individuals or couples.

Flamborough is renowned for its stunning coastal scenery, providing a picturesque backdrop for leisurely walks and outdoor activities. Just a stone's throw away is a variety of shops, inviting inns, and restaurants.

With no ongoing chain, allowing for a smooth and straightforward purchasing process.

Whether you are looking for a peaceful getaway or a sound investment, this property in Flamborough is not to be missed.

Entrance:

Upvc double glazed door leads directly into the lounge.

Open plan lounge/dining/kitchen:

14'9" x 11'10" (4.52m x 3.62m)

Lounge:

A front facing room, inset log burning stove, exposed beams, built in storage cupboards, tiled floor, upvc double glazed window and central heating radiator.

Kitchen:

Fitted with a range of base and wall units, breakfast bar, solid wood worktops, ceramic sink unit and extractor over. Part wall tiled, tiled floor, upvc double glazed window and upvc double glazed door onto the rear courtyard.

First floor:

Upvc double glazed window.

Bedroom:

9'11" x 8'6" (3.03m x 2.61m)

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

Bathroom:

6'10" x 3'10" (2.10m x 1.19m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

Second floor:

Loft room:

13'4" x 11'8" (4.08m x 3.58m)

A rear facing room, apex ceiling, velux window and central heating radiator.

Exterior:

To the rear of the property is a courtyard, Brick built outbuilding with power, lighting and water point.

Notes:

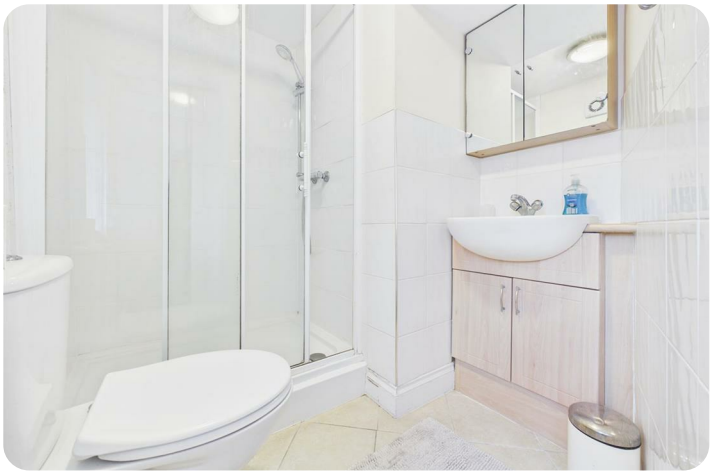
Council tax band: A

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.



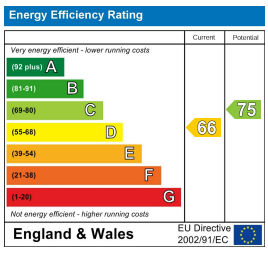
Road Map | Hybrid Map | Terrain Map

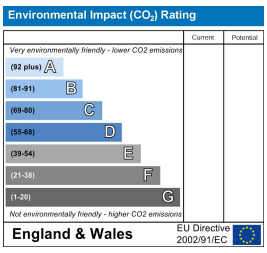
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.