



24 High Street
Flamborough
YO15 1JT

ASKING PRICE OF

£189,950

3 Bedroom Semi-Detached House



Garden



3



2



2



On Road
Parking



Gas Central Heating

24 High Street, Flamborough, YO15 1JT

This well-presented semi-detached home offers flexible living across three floors, featuring a comfortable lounge, separate dining room, fitted kitchen and a convenient downstairs shower room. The first floor provides two bedrooms, with a further bedroom and bathroom located on the second floor, ideal for guests or a main suite. Outside, the property enjoys a low-maintenance patio garden with an outhouse suitable for storage. Offered to the market with no onward chain, this home presents a great opportunity for a range of buyers.

The property is ideally located in the heart of Flamborough's High Street, with all local amenities just a short walk away. These include a Co-op mini supermarket, hairdressers, a fish and chip shop, cafés, a pharmacy, public houses, a post office and Flamborough Primary School, which caters for children aged 3 to 11.

The area is also well-served by a regular bus service, providing convenient connections to nearby towns and the surrounding area.

Just a short distance from Flamborough, Bridlington is a popular seaside town known for its award-winning sandy beaches, historic harbour and vibrant promenade. The town offers a wide range of amenities including shops, restaurants, leisure facilities and schools, along with excellent transport links by road and rail. Bridlington also offers scenic coastal walks, nearby nature reserves and a welcoming community, making it a fantastic destination for both residents and visitors alike.



Lounge



Fire Place



Dining Room



Kitchen

Accommodation

LOUNGE

12' 6" x 10' 9" (3.82m x 3.28m)

Entrance to the property is via a glazed composite door opening into the lounge, which features a window to the front elevation, wood-effect laminate flooring that flows through to the dining room, a feature fireplace, radiator and decorative coving. An open aspect leads through to the dining room, creating a pleasant flow to the ground floor accommodation.

DINING ROOM

13' 1" x 11' 1" (3.99m x 3.39m)

The dining room is well-proportioned and features a useful under-stairs storage cupboard, with ample space to accommodate a family dining table. A rear-facing window allows for plenty of natural light, while doors provide access to the kitchen and to the staircase rising to the first-floor landing.

KITCHEN

11' 2" x 9' 0" (3.42m x 2.76m)

The kitchen is fitted with cream, handleless wall, base, and drawer units topped with a sleek worktop and complemented by a tiled splashback and flooring. An inset stainless-steel sink with mixer tap sits beneath a side-facing window, while there is space for appliances including a washing machine, oven, and fridge-freezer. A radiator completes the room, with a door providing access to the rear lobby.

REAR LOBBY

6' 7" x 3' 4" (2.02m x 1.02m)

The rear lobby provides a practical space for storing cleaning essentials such as a Hoover or mop, and features a glazed UPVC door opening onto the rear patio area. A further door gives access to the conveniently located downstairs shower room.



Kitchen



Shower Room



Bedroom



Bedroom

SHOWER ROOM

6' 7" x 3' 9" (2.03m x 1.15m)

The downstairs shower room features a side-facing window, a vanity wash hand basin, WC, and a shower tray fitted with a double-head thermostatic shower. A vertical radiator completes this functional and well-appointed space.

FIRST FLOOR LANDING

3' 0" x 2' 5" (0.93m x 0.75m)

The first-floor half-landing provides access to the main bedroom, along with a door leading to the main landing, which gives access to a further bedroom and the staircase rising to the second-floor landing.

BEDROOM

12' 11" x 10' 10" (3.95m x 3.32m)

The bedroom features a window to the front elevation, a radiator, and decorative coving, creating a bright and welcoming space.

BEDROOM

10' 7" x 6' 4" (3.23m x 1.95m)

The second bedroom on this level boasts a rear-facing window and a radiator.

SECOND FLOOR LANDING

3' 2" x 2' 4" (0.99m x 0.73m)

The second-floor landing provides access to a further bedroom and a bathroom.

BEDROOM

11' 2" x 8' 8" (3.42m x 2.65m)

The second-floor bedroom features a radiator and a striking brick feature wall, complete with a fitted hanging rail and shelving for added storage and style.

BATHROOM

9' 5" x 5' 8" (2.89m x 1.75m)

The bathroom exudes a modern feel, featuring a panelled bath, vanity wash hand basin, WC and a radiator. Grey tile-effect vinyl flooring and partially tiled walls complement the space and a southeast-facing Velux window allows natural light to fill the room.



Bedroom



Bathroom



Seating Area

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

PATIO

The property is pavement-fronting and benefits from gated side access leading to a courtyard garden. The garden features a handy store, ideal for keeping garden tools and outdoor furniture.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED E

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

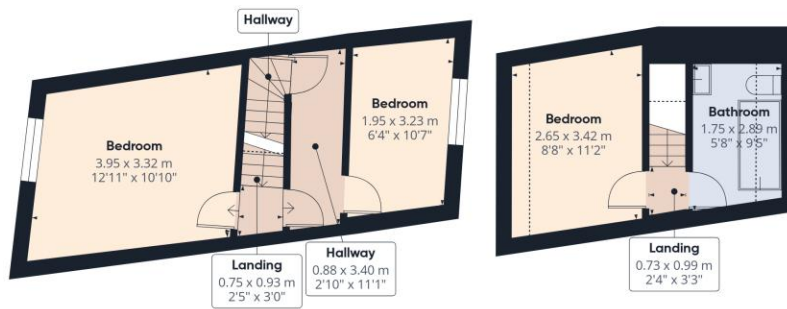
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (79.2m² 854 ft²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Floor 2



Ulyotts Est. 1891
Estate Agents

Approximate total area⁽ⁿ⁾79.2 m²854 ft²

Reduced headroom

2.5 m²

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE 360



B1255

Beech Avenue

Mereside

Rose 8

Pharmacy Health

B1255

Copperfields Diner

High St.
Fisheries

ter Lane

The Ship Inn

Allison Lane

S Sea Road

Castle Crescent

The Seabirds Inn

B1255

The Old Tuck Shop

Stottlebink

Flamborough
Castle

Flamborough
Marine

B1229

B1255

S Sea R

Woodcock
Memorial

▪ Est. 1891 ▪
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