



Lighthouse Lodge, Lighthouse Road, Flamborough, YO15 1AJ

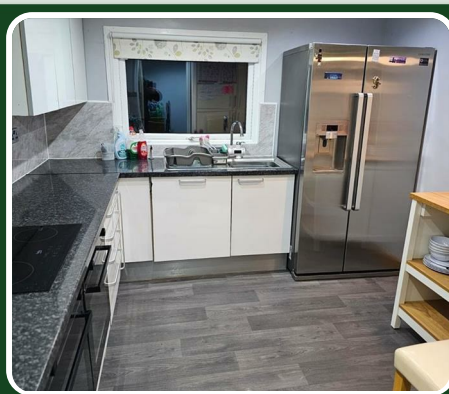
Price Guide £209,950



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Nestled on Lighthouse Road in the picturesque village of Flamborough, this spacious four-bedroom detached bungalow is a unique timber frame, that is perfect for those seeking a permanent residence or a weekend getaway. Situated in a prime location, this bungalow treats its residents to stunning views of the nearby golf course, cliff tops, and the sea from every aspect of the property.

Lighthouse Road is just away from the main village and only a short walk from Flamborough Head. In the main village can be found a cafe's, public houses and restaurants. There are two lighthouses at Flamborough including the octagonal pillar which dates from 1674 and is believed to be the oldest surviving Lighthouse in England.

Cash buyers only.

Must be viewed to appreciate whats on offer!

Entrance:

Upvc double glazed door into inner hall, built in storage cupboard and electric radiator.

Kitchen:

11'3" x 9'3" (3.45m x 2.83m)

Fitted with a range of base and wall units, stainless steel sink unit, two electric ovens and hob. Space for fridge/freezer, dishwasher and two upvc double glazed windows with stunning open views.

Dining room:

10'2" x 9'2" (3.12m x 2.80m)

A side facing room, electric radiator and upvc double glazed french doors onto the garden.

Lounge:

19'7" x 11'2" (5.97m x 3.42m)

A spacious side facing room, modern electric wall mounted fire, two upvc double glazed windows, electric radiator and upvc double glazed door to the outer decked patio.

Bedroom:

12'0" x 9'8" (3.66m x 2.95m)

A side facing double room with stunning open views of the countryside and sea, electric radiator upvc double glazed window.

En-suite:

5'10" x 5'1" (1.79m x 1.57m)

Comprises a modern suite, walk in shower with plumbed in shower over, wc, wash hand basin and wall panelling.

Bedroom:

9'6" x 7'10" (2.92m x 2.40m)

A side facing double room with stunning open views of the countryside and sea, upvc double glazed window and electric radiator.

Bedroom:

9'4" x 8'9" (2.85m x 2.69m)

A rear facing double room open views of the countryside and sea, upvc double glazed window and electric radiator.

Bedroom:

9'2" x 9'0" (2.81m x 2.75m)

A side facing double room with stunning open views of the countryside and sea, upvc double glazed window and electric radiator.

Bathroom:

6'5" x 5'5" (1.97m x 1.66m)

Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, upvc double glazed window, under floor heating and ladder radiator.

Exterior:

Situated on a large plot.
Extensive private parking.
Gravelled garden.
Large decked patio, hot tub.
Secure boundaries.
Large timber shed.

Notes:

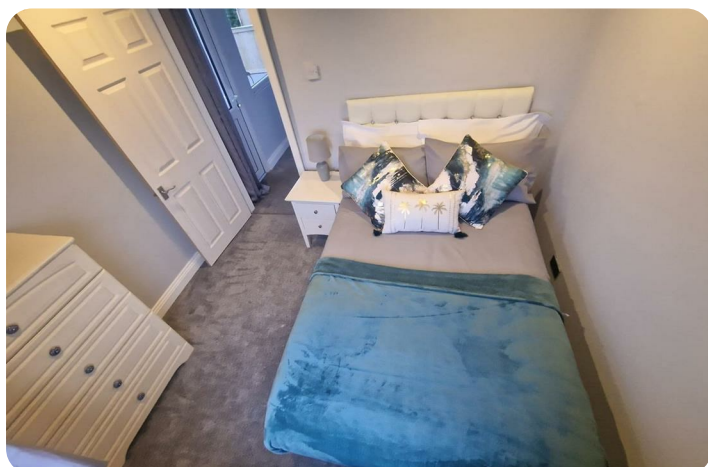
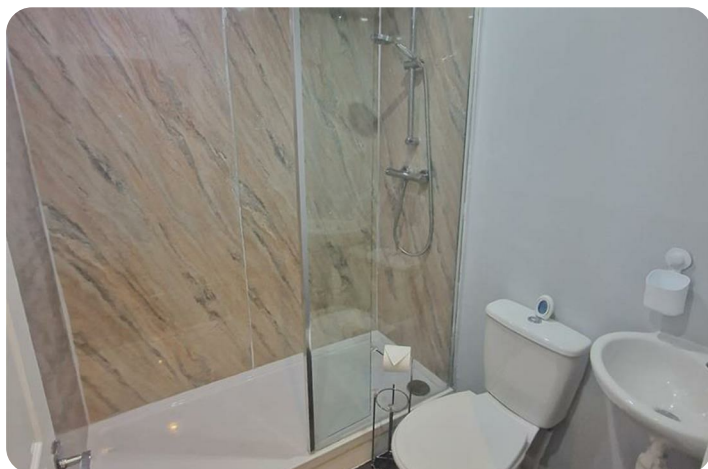
Council tax band: A
The property is leasehold.
£1000 is paid to the land owner annually.
The property has a septic tank.
There is no current lease. The land owner will negotiate on a new lease.

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



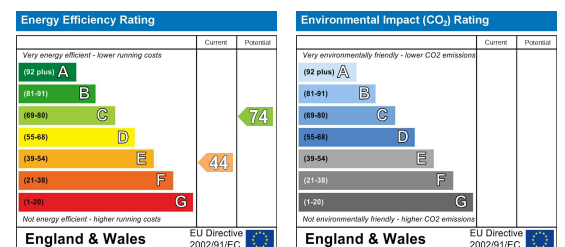
Floor Plan



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.