



Lindisfarne
Flamborough
YO15 1LF

ASKING PRICE OF

£229,950

3 Bedroom End Terrace House



Garden



Lindisfarne, Flamborough, YO15 1LF

This really well-presented end-terrace property offers a characterful and versatile upside-down style layout, which has been thoughtfully upgraded by the current owners during their ownership. The accommodation includes an entrance hall, ground floor sitting/dining room, modern kitchen and bedroom, with the first floor providing a lounge, further bedroom, attractive shower room and separate WC, while a further bedroom occupies the second floor. Outside, the property benefits from a pleasant rear garden, off-road parking and an outhouse currently utilised as a useful utility area. The upper floors enjoy open and partial sea views, providing a lovely outlook and further enhancing this appealing home.

Flamborough is a picturesque coastal village offering a mix of traditional cottages, modern homes, and character properties, some of which are within walking distance to the coast and the famous working Flamborough Lighthouse. Amenities within the village include a Co-op food market, public houses, cafés and popular eateries such as The North Star and Seabirds. Flamborough Primary School provides education for children aged 3 to 11. The Danes Dyke Nature Reserve is nearby as is

the Bridlington Links Golf Course.

Bridlington, the closest town to Flamborough, offers a fantastic range of family-friendly attractions and amenities. From its modern leisure centre and the famous Bridlington Spa hosting concerts and shows, to a variety of restaurants, cafés and ice-cream parlours, there is something for everyone. Families can also enjoy the charming land train, nearby animal parks and plenty of seaside fun, making it a vibrant destination all year round.



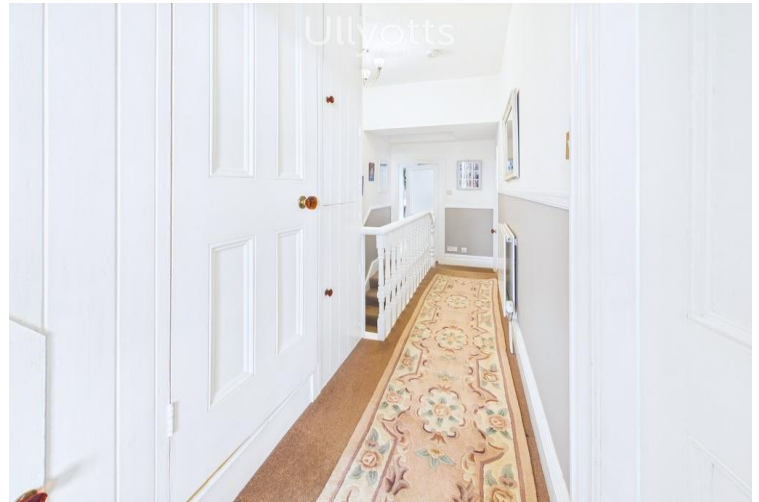
Sitting/Dining Room



Kitchen



Ground Floor Bedroom



Landing

Accommodation

ENTRANCE HALL

10' 7" x 3' 4" (3.25m x 1.03m)

The property is accessed via a glazed uPVC door into the entrance porch, which benefits from lighting, tiled flooring and a characterful stained-glass wooden door leading into the main entrance hall.

The entrance hall provides access to the ground floor bedroom and sitting/dining room, together with a radiator and stairs rising to the first-floor half landing.

SITTING / DINING ROOM

12' 10" x 12' 5" (3.93m x 3.79m)

The dining/sitting room provides a pleasant reception space to the ground floor, featuring wood-effect laminate flooring and windows to the side and rear elevations, allowing plenty of natural light. A picture rail adds character, while a central log burner with feature beam above and slate-tiled hearth creates an attractive focal point. A door leads through to the kitchen.

KITCHEN

11' 0" x 9' 4" (3.36m x 2.85m)

The kitchen has been recently upgraded by the current owners and is fitted with a stylish range of grey and navy wall, base and drawer units with work surfaces over, complemented by a

brick-effect tiled splashback and wood-effect laminate flooring. A useful pantry provides additional storage, while inset spotlighting and two side-facing windows ensure the space is bright and well illuminated. A uPVC door provides access to the rear garden. The kitchen is equipped with a 1½ bowl sink and drainer with mixer tap over, together with a range of integrated Neff appliances including fridge, freezer, dishwasher, electric oven and hob with fitted extractor fan. A vertical radiator completes the room.

BEDROOM

14' 4" x 10' 11" (4.39m x 3.35m)

The ground floor bedroom could easily be utilised as a lounge if preferred and benefits from a characterful box bay window to the front elevation, allowing plenty of natural light. The room features a fitted wardrobe with hanging space, attractive feature fireplace, radiator, coving and picture rail, retaining much of the property's original character.

FIRST FLOOR HALF LANDING

5' 9" x 3' 7" (1.77m x 1.10m)

The first-floor half landing provides access to the shower room and separate WC, with two steps leading up to the main landing.



Shower Room



WC



Lounge



Log Burner

SHOWER ROOM

9' 1" x 6' 9" (2.79m x 2.08m)

The shower room is sleek and modern, featuring tile-effect click flooring and wet-wall surrounds. A walk-in shower with glazed screen and double-head thermostatic shower provides a contemporary bathing area, complemented by a vanity wash hand basin and WC. Further features include a wall-mounted LED mirror, heated towel ladder and inset spotlighting, while a side-facing window provides natural light and ventilation, with an extractor fan also fitted.

WC

3' 6" x 2' 11" (1.09m x 0.90m)

The WC, mirrors the style of the shower room with the same flooring and partial wet wall surround, a WC corner wash hand basin and a window to the side.

FIRST FLOOR FULL LANDING

12' 7" x 3' 4" (3.84m x 1.02m)

The full landing benefits from a door to the lounge, bed room, storage cupboards and a door leading to the second floor staircase.

LOUNGE

15' 11" x 11' 8" (4.87m x 3.58m)

The lounge is a generously sized reception room, featuring a

characterful box bay window and further window to the front elevation, providing an abundance of natural light and pleasant open views. A feature brick fireplace with beam above and slate-tiled hearth houses a log burner, creating an attractive focal point, with a radiator completing the room. The lounge also enjoys open and partial sea views, together with views towards both the old and new lighthouses.

BEDROOM

12' 9" x 8' 6" (3.90m x 2.61m)

The first-floor bed room benefits from a rear-facing window overlooking the garden, together with a further side-facing window enjoying open and partial sea views. The room also features a radiator and useful storage cupboard with hanging space.

SECOND FLOOR

A staircase leads to the second floor to a spacious loft room.

LOFT ROOM

16' 10" x 11' 10" (5.14m x 3.63m)

The loft room is a generously proportioned space, featuring a dormer window with fitted seating, enjoying far-reaching open and partial sea views together with views towards the old and new lighthouses. The room is further enhanced by a useful storage cupboard and radiator.



First Floor Bedroom



Loft Room



View



Garden

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTHOUSE

11' 5" x 7' 11" (3.50m x 2.42m)

The outhouse is accessed from the rear garden and provides a useful utility area, offering under-counter space and plumbing for a washing machine and dryer, together with space for an additional fridge or freezer if required. The room benefits from tiled flooring, ample storage, a wall-mounted gas central heating boiler and a high-level window.

PARKING

A gate provides access to the side of the property, leading to a useful off-road parking area.

OUTSIDE

To the rear, the property enjoys a beautifully paved, low-maintenance garden, with a colourful selection of pots and plants adding attractive pops of colour. There is space for a garden shed and log store, while gated access leads to the front of the property, with a further rear gate providing access

for the neighbouring property to bring out their bins.

To the front, the property is set back from the road behind a low-level wall, with a tiled pathway leading to the main entrance and slate-chipped frontage providing an attractive and low-maintenance approach.

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 - B

ENERGY PERFORMANCE CERTIFICATE - AWAITED

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.

The digitally calculated floor area is (118.8 m² / 1279 ft²). This area may differ from the floor area on the Energy Performance Certificate.



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Estate Agents

Approximate total area^(b)

118.8 m²
1279 ft²

Reduced headroom

3.7 m²
39 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.

GIRAFFE360

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS



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Flamborough

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