



BELT
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1 South Villa Mews, Flamborough, YO15 1QD

Price Guide £299,950



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Welcome to South Villa Mews in the village of Flamborough.

The property comprises a spacious reception room, conservatory, kitchen, two well-appointed bedrooms, and two bathrooms. Outside there is a good size rear garden, private driveway with ample parking and a garage.

Originally built as a three-bedroom home, the third bedroom has been thoughtfully converted into a second bathroom, providing flexibility for your living arrangements. Should you desire, it can easily be reverted back to a bedroom, allowing for personalisation to suit your needs.

The bungalow is ideally situated in an exclusive cul-de-sac off Church Lane, providing easy access to scenic cliff-top walks and the local village amenities. This prime location is perfect for those seeking a peaceful retreat or an exclusive second home.

There is no ongoing chain, allowing for a smooth transition into your new home.

Don't miss your chance to make this residence your own.

Entrance:

Upvc double glazed door into inner lobby. Door into inner hall, central heating radiator.

Lounge/diner:

21'6" x 10'10" (6.56m x 3.31m)

A spacious double aspect room, gas fire with tiled inset and wood surround. Upvc double glazed bay window, two central heating radiators and upvc double glazed patio doors into the conservatory.

Conservatory:

17'3" x 8'9" (5.27m x 2.67m)

Over looking the garden, central heating radiator and french doors.

Kitchen:

10'6" x 8'9" (3.22m x 2.68m)

Fitted with a range of modern base and wall units, stainless steel sink unit, part wall tiled, extractor, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

13'10" x 11'10" (4.22m x 3.62m)

A spacious rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

8'9" x 8'4" (2.69m x 2.56m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Built in storage cupboard housing gas combi boiler, part wall tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

10'3" x 8'5" (3.13m x 2.57m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

6'8" x 5'5" (2.04m x 1.67m)

Comprises a modern suite bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a good size private garden. Paved patio to lawn with borders of hedges, shrubs and bushes.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band C

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



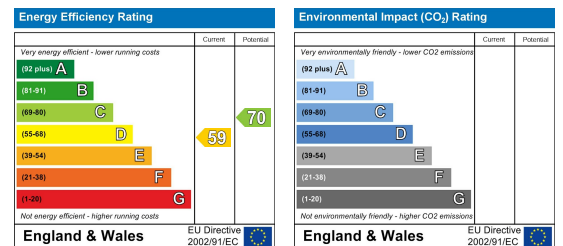
Floor Plan



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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