



BELT
ESTATE AGENCY

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24 Castle Crescent, Flamborough, Bridlington, YO15 1LR

Price Guide £179,950



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Welcome to the village of Flamborough, this semi-detached bungalow on Castle Crescent presents an excellent opportunity for those looking to downsize or seeking a second home.

With one well-proportioned bedroom, bathroom, kitchen and a comfortable reception room, this property is designed for easy living. The bungalow is in move-in condition, ensuring that you can settle in without the need for immediate renovations.

Flamborough village offers a mix of local shops, inviting inns, and restaurants, providing all the essentials for day-to-day living. Also with easy access to picturesque country walks that lead across open fields to the stunning cliff tops and Danes Dyke.

With no ongoing chain, this property is ready for you to make it your own. Whether you are looking for a peaceful retreat or a comfortable home, this bungalow is a perfect choice.

Entrance:

Upvc double glazed door leads directly into the kitchen.

Kitchen:

10'9" x 9'9" (3.28m x 2.99m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Gas combi boiler, integrated, fridge/freezer and washing machine. Upvc double glazed window and central heating radiator.

Lounge:

16'8" x 10'8" (5.10m x 3.27m)

A front facing room, gas fire with marble inset and wood surround. Deep built in storage cupboard, upvc double glazed bay window, upvc double glazed window and central heating radiator.

Bedroom:

10'10" x 10'9" (3.31m x 3.29m)

A rear facing double room, wardrobes, dresser and drawers. Upvc double glazed window and central heating radiator.

Bathroom:

6'3" x 5'5" (1.93m x 1.66m)

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

Exterior:

To the front of the property is gated access to ample private parking.

Garden:

To the rear of the property is a good size low maintenance garden. Large paved patio and pebbled areas.

Garage:

Up and over door.

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

Approximate total area⁽¹⁾
453 ft²
42 m²

(1) Excluding balconies and terraces

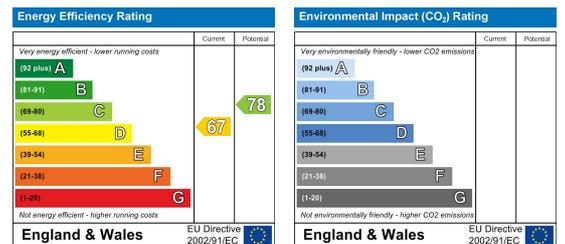
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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