



Thistledown Cottage, North Stead
Court, Flamborough

YO15 1PS

OFFERS IN REGION OF

£195,000

2 Bedroom Semi-Detached Bungalow



Communal Garden

 2

 2

 2

 Off Road Parking

 Gas Central Heating

Thistledown Cottage, North Stead Court, Flamborough, YO15 1PS

Built in 1993, this beautifully presented and well-equipped, semi-detached bungalow forms part of an exclusive development for the over 55s, it provides spacious, self-contained accommodation including two bedrooms one with en-suite. a main bathroom, two main reception rooms and kitchen. Externally, there is parking to the front and a communal courtyard area to the rear, along with a private brick store and additional communal gardens, creating a welcoming and low-maintenance setting. Perfect for someone looking to retire in a peaceful village location whilst also being close to the coast with no onward chain.

Located within Flamborough village, amenities including a Co-op mini supermarket, hairdressers, a fish and chip shop, cafés, a pharmacy, public houses, and a post office. 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.



Entrance Hall



Lounge



Virtually Staged Lounge



Dining Room

Accommodation

ENTRANCE HALL

Entrance to the property is via a glazed uPVC door leading into an entrance porch, which features a tiled floor, radiator and an internal door providing access to the lounge.

LOUNGE

15' 6" x 11' 4" (4.74m x 3.46m)

The lounge is well presented, featuring a window to the front elevation, an electric fire with a marble surround, wall lighting and a feature bare brick archway leading into the dining room. A door from the lounge also provides access to the inner hall.

DINING ROOM

8' 9" x 8' 3" (2.68m x 2.54m)

The dining room benefits from a window to the front elevation, a radiator and a door leading to the master bedroom. There is also an opening to the kitchen, which currently provides an open-plan feel but offers scope to be fitted with a sliding door to separate the two rooms if desired.

KITCHEN

8' 9" x 6' 8" (2.69m x 2.05m)

The kitchen is beautifully presented, featuring a range of wall, base and drawer units with coordinating worktops, tiled splashbacks and tiled flooring. There is an inset one and a half bowl sink and drainer with a mixer tap over, along with integrated appliances including an under-counter fridge and freezer. Additional fittings include a built-in electric oven microwave and grill, as well as a gas hob with a pull-out extractor fan. A glazed uPVC door provides access to the communal courtyard, with a window also overlooking this area. There is a loft hatch with pull-down ladder giving access to a boarded loft space which also houses the gas central heating boiler.

MASTER BEDROOM

11' 1" x 9' 10" (3.39m x 3.00m)

The master bedroom benefits from a window to the front elevation with a radiator and a door to the ensuite shower room.



Kitchen



Bedroom 1



Ensuite



Bedroom 2

EN-SUITE

The en-suite shower room benefits from a corner shower unit with sliding doors and a wet wall surround and thermostatic shower, a wash hand basin, WC and a heated towel ladder. It also includes a storage cupboard with hanging space, a window to the rear elevation for natural light and ventilation and inset spotlighting.

INNER HALL

The inner hall benefits from a storage cupboard with double doors and convenient hanging space along with access to the bathroom and a bedroom.

BEDROOM 2

11' 5" x 10' 2" (3.49m x 3.11m)

The second bedroom benefits from a window to the front elevation, radiator and a range of wardrobe storage with hanging space.

BATHROOM

The bathroom is well-appointed, featuring a panelled bath with a glass screen and shower attachment, a vanity wash hand basin and WC. The room combines partially tiled walls with tongue-and-groove panelling and tiled

flooring, creating a stylish and practical finish. Inset spotlighting, a window to the side elevation and a heated towel ladder completes the space.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

OUTSIDE

To the front of the property, a gravelled parking area provides bays for the development as well as one allocated space for the bungalow. The property itself is set behind a low-level wall and benefits from a pleasant, private patio area, perfect for enjoying a morning coffee or dining.

To the rear, there is a communal patio courtyard with raised flower beds, alongside a private covered area that provides access to a lockable brick store with shelving for additional storage. At the top of the development lies a beautifully maintained garden, featuring a good-sized



Bathroom



Courtyard



Communal Gardens



Entrance

lawn, colourful shrubs, plants and trees, offering a peaceful and attractive communal space.

GROUND RENT

The ground rent is payable in two instalments of £237.00.

TENURE

We understand that the property is leasehold. The lease is from 1st October 1991 for 125 years so therefore has 91 years remaining.

PROPERTY MAINTENANCE/GARDEN

We are informed that the communal aspects of the property and gardens are maintained by RMG as the Management Company.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED C

NOTE

**** NO ONWARD CHAIN ****

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.

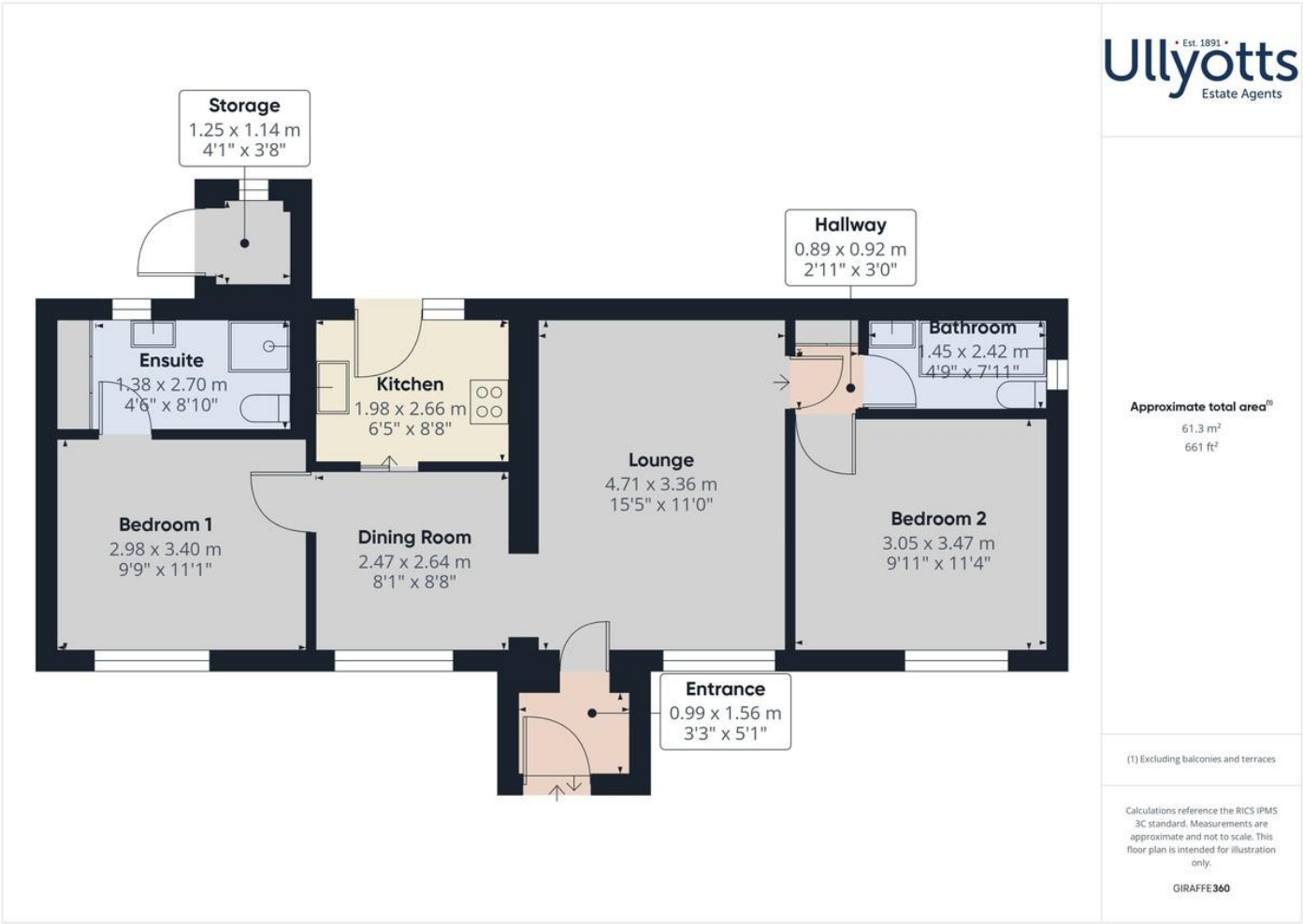
Floor plans are for illustrative purposes only.

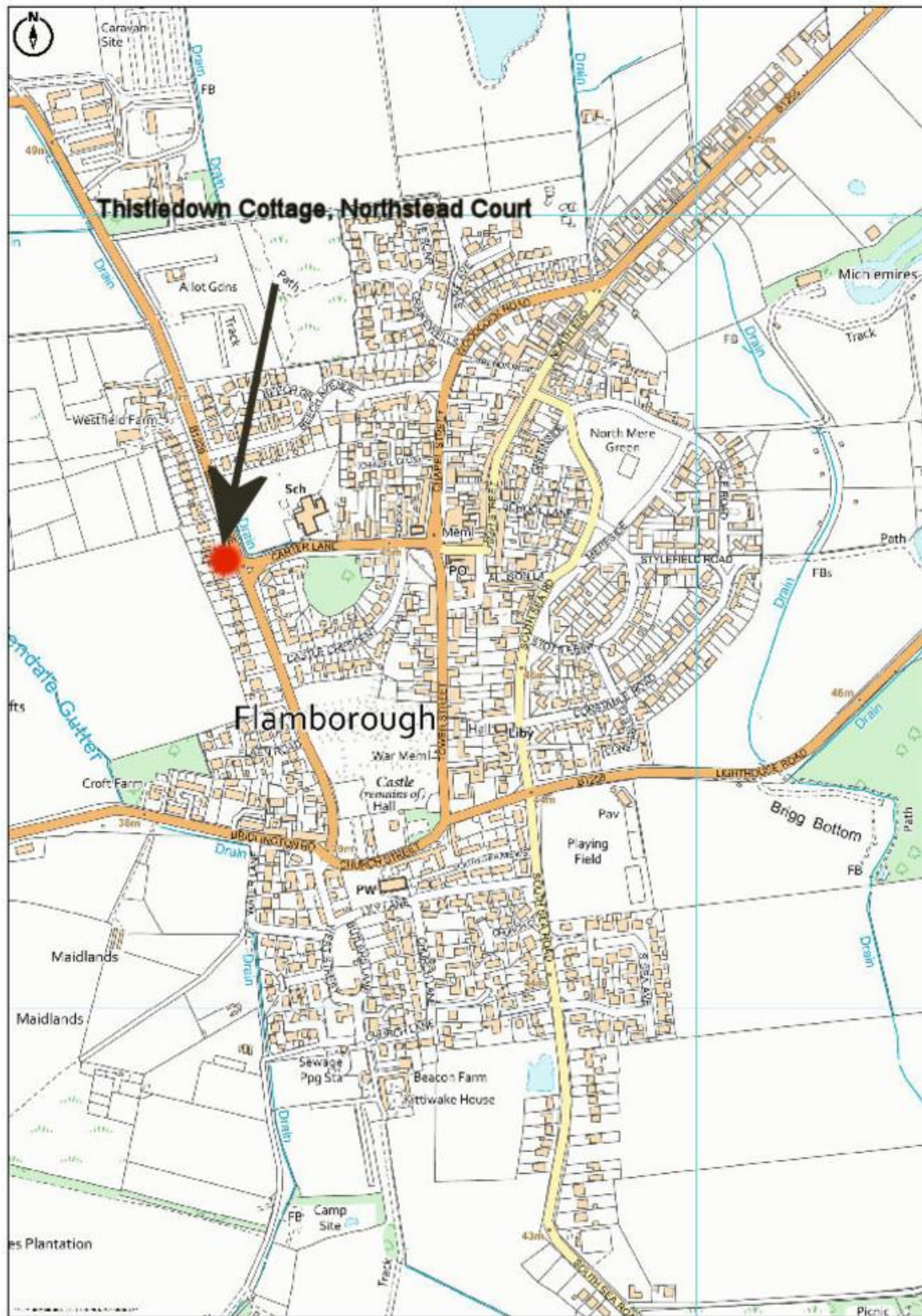
VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is 63 sq m (678 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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