BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk



Dayle Cottage, High Street, Flamborough, YO15 1JX

Price Guide £159,950

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The Property Ombudsman

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Dayle Cottage, High Street

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Welcome to High Street in Flamborough, this cottage offers a unique blend of character and convenience.
The property features two well-proportioned bedrooms and an additional loft room, perfect for those seeking extra space for guests or a home office. A well-appointed bathroom, kitchen/diner and a cosy reception room.
One of the standout features of this property is the large garage workshop, providing ample space for hobbies or additional storage.
Flamborough has breathtaking coastal scenery, making it an ideal for those wishing to enjoy the great outdoors. Just a stone's throw away, you will find a variety of local shops, inns, and restaurants, ensuring that all your daily needs are within easy reach.
With no ongoing chain, this cottage presents an opportunity for both first-time buyers and those looking for a holiday home.

Entrance:

Upvc double glazed door leads directly into the lounge.

Lounge:

11'9" x 9'10" (3.60m x 3.00m)
A front facing room, inset multi fuel burning stove with oak beam, exposed beams and upvc double glazed window.

Kitchen/diner:

13'0" x 11'5" (3.97m x 3.48m)
Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, floor tiled, hot water boiler, plumbing for dishwasher, inset multi fuel burning stove with a wood surround, exposed beams and upvc double glazed window.

Rear porch:

9'3" x 3'0" (2.82m x 0.93m)
Tiled floor, panty with plumbing for washing machine and door onto the garden.

First floor:

Staircase to the loft room.

Bedroom:

11'11" x 10'4" (3.64m x 3.15m)
A front facing double room, built in storage cupboard and upvc double glazed window.

Bedroom:

11'6" x 7'3" (3.52m x 2.23m)
A rear facing double room, upvc double glazed window.

Bathroom:

11'4" x 2'3" (3.47m x 0.71m)
Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, tiled floor extractor and upvc double glazed window.

Second floor:

Loft room:
12'7" x 11'3" (3.86m x 3.44m)
Velux window.

Exterior:
To the side of the property is a shared vehicle access to the private residents car park and garage.
Small private patio area and outbuilding for storage.

Garage:
15'10" x 14'4" (4.85m x 4.39m)
A large garage/workshop, double opening doors.

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.









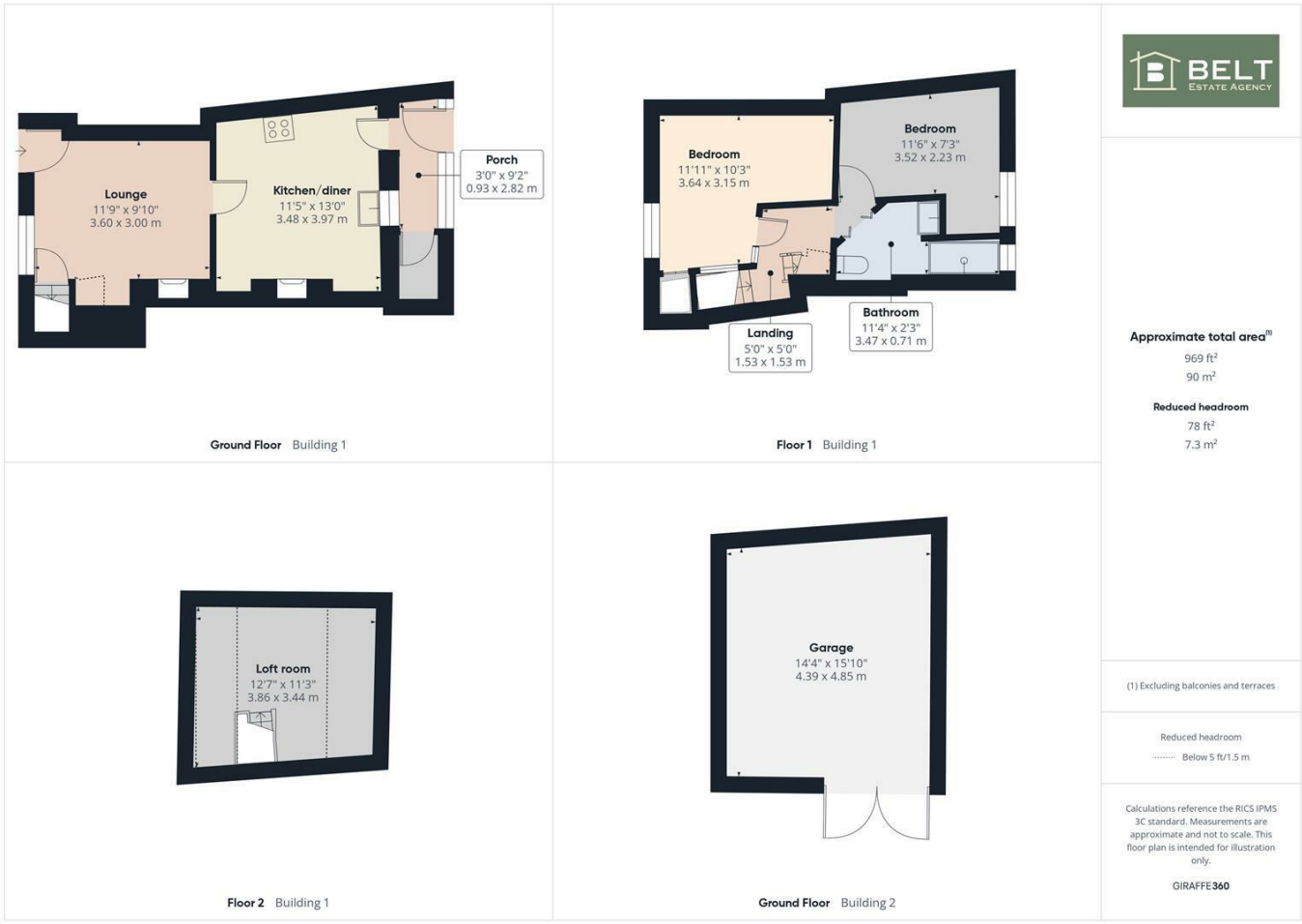
Road Map | Hybrid Map | Terrain Map







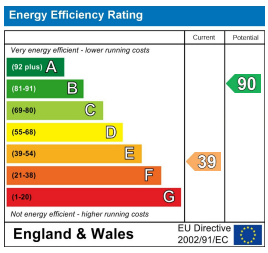
Floor Plan

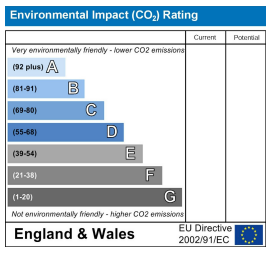


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.