



14 Hartendale Cottages, West Street, Flamborough, YO15 1PH

Price Guide £189,950



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Welcome to the village of Flamborough, this cottage-style residence offers a perfect blend of comfort and convenience.

Constructed circa 1985 by the local builders Sunleys, this property is an ideal choice for a permanent residence, second home or a lucrative holiday let.

The house features two well-proportioned bedrooms, a bathroom, spacious kitchen/diner and a welcoming reception room.

Situated between the historic Norman Church and the stunning cliff-top walks that Flamborough is renowned for, just half a mile away. The village centre is within easy walking distance, offering a variety of local shops, a supermarket, public houses, and restaurants.

Flamborough is not only rich in natural beauty but also boasts a vibrant community with a recreation ground that hosts cricket, football, and tennis clubs. Additional amenities include a public library, and a village hall, all contributing to the area's appeal. For those who prefer not to drive, a regular bus service operates to Bridlington, enhancing accessibility.

Embrace the lifestyle that Flamborough has to offer and make this lovely property your own.

Entrance:

Upvc double doors into inner porch, door leads directly into the lounge.

Lounge:

14'6" x 11'3" (4.44m x 3.43m)

A spacious front facing room, understairs storage

cupboard, upvc double glazed bay window, central heating radiator and staircase to the first floor.

Kitchen/diner:

14'2" x 11'6" (4.32m x 3.53m)

Fitted with a range of modern base and wall units, stainless steel sink unit, gas combi boiler, space for a washing machine, cooker and fridge/freezer. Upvc double glazed window and central heating radiator.

Rear lobby:

5'9" x 4'5" (1.76m x 1.37m)

Two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Bedroom:

12'2" x 10'9" (3.73m x 3.28m)

A spacious front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

13'10" x 7'6" (4.24m x 2.30m)

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

Bathroom:

8'6" x 6'3" (2.60m x 1.91m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, built in storage cupboard, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden.

Garden:

To the rear of the property is a low maintenance garden, mainly pebbled, gated access to the garage.

Notes:

Council tax band B

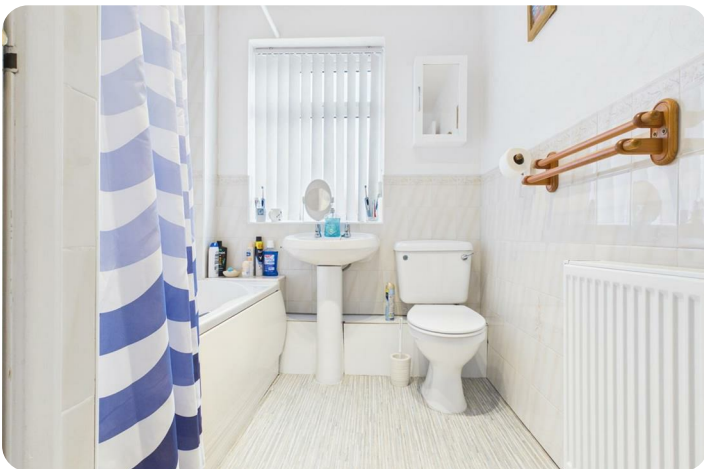
Purchase procedure

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



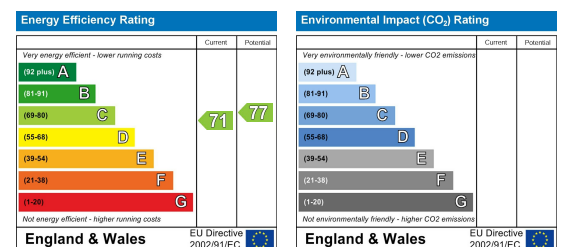
Floor Plan



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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