



BELT
ESTATE AGENCY

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Crows Nest, 3a Allison Lane, Flamborough, YO15 1NE

Price Guide £145,000



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Welcome to the village of Flamborough, this delightful terraced cottage on Allison Lane offers a perfect blend of modern living and coastal charm.

With one reception room, one bedroom, and a bathroom, this property is ideal for those looking to downsize, secure a second home, or invest in a holiday let.

The ground floor features an open plan kitchen, dining, and living area, creating a warm and inviting space for relaxation. The cottage has been modernised throughout, ensuring a comfortable and stylish environment for its occupants.

Just a stone's throw away, residents can enjoy a variety of local shops, inviting inns, and delightful restaurants, all contributing to the community atmosphere. Flamborough is renowned for its stunning coastal scenery, making it a desirable destination for those seeking a peaceful retreat from the hustle and bustle of everyday life.

This property presents a unique opportunity to embrace the coastal lifestyle in a picturesque setting. Whether you are looking for a permanent residence or a holiday escape, this cottage is sure to meet your needs. Don't miss the chance to make this charming home your own. See note section for freehold details.

Entrance:

Composite door leads directly into the kitchen.

Kitchen/dining/living:

15'6" x 11'6" (4.74m x 3.51m)

Fitted with a range of modern base and wall units,

breakfast bar, inset stainless steel sink unit, electric oven and hob with extractor over. Space for fridge/freezer, plumbing for washing, gas boiler, two upvc double glazed windows, central heating radiator and staircase leading to the first floor.

First floor:

Bedroom:

10'11" x 8'4" (3.33m x 2.55m)

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

Bathroom:

4'7" x 4'7" (1.42m x 1.40m)

Comprises a modern suite, walk in shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor and stainless steel ladder radiator.

Notes:

We have been informed by the vendor's solicitor that although 3A Allison Lane is not subject to a flying freehold, the loft space above the property is subject to the flying freehold for the neighbouring property 3 Allison Lane.

There is a deed of covenant requirement on the deeds, which will provide suitable rights of support and maintenance obligations.

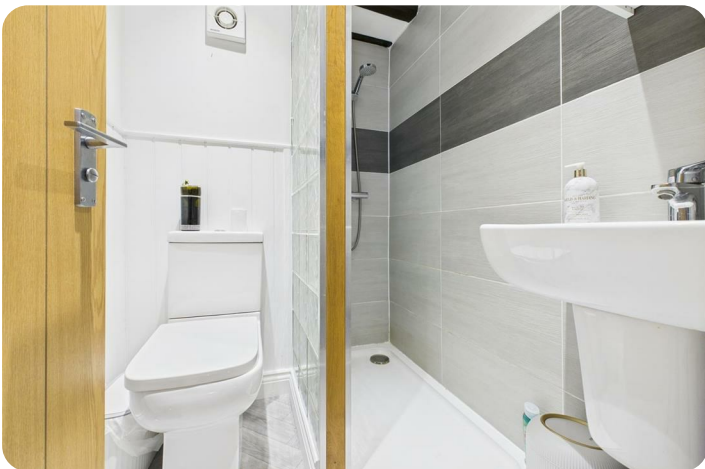
We would therefore suggest seeking professional advice regarding any finance involved for a potential purchase.

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



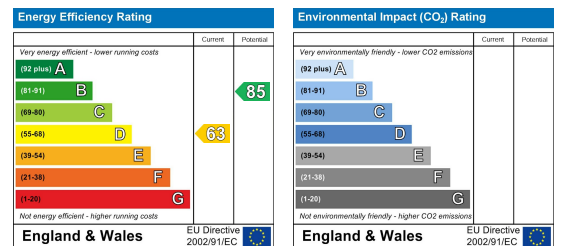
Floor Plan



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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