BELT
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Marida, Dog & Duck Square, Flamborough, YO15 1ND

Price Guide £179,950

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The Property Ombudsman

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Marida, Dog & Duck Square

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Welcome to heart of Flamborough village, this detached bungalow presents a rare opportunity for those seeking a project with immense potential.

The property features two reception rooms, two comfortable bedrooms, and a well-appointed bathroom, offering a versatile living space that can be tailored to your personal taste. Additionally, the presence of loft rooms adds further potential for expansion, allowing you to create additional living space or guest accommodations.

While the bungalow is in need of modernisation, it stands as a blank canvas, inviting you to reimagine its layout and design.

The location is particularly appealing, as it is conveniently situated near local amenities. Residents will appreciate the proximity to public houses, the Co-op supermarket for everyday essentials, and a selection of village shops, all within easy reach.

This detached bungalow in Flamborough village is a unique opportunity for those looking to invest in a property with potential.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

12'9" x 11'9" (3.90m x 3.60m)

A side facing room, fireplace with marble inset and wood surround. Upvc double glazed window and central heating radiator.

Upvc conservatory:

7'7" x 7'3" (2.32m x 2.23m)

Over looking the garden.

Kitchen:

12'9" x 6'10" (3.89 x 2.10m)

Fitted with a range of base and wall units, sink unit, part wall tiled, gas combi boiler and plumbing for a washing machine. Two upvc double glazed windows, central heating radiator and upvc double glazed door providing access to the rear garden.

Dining room:

10'9" x 8'3" (3.28m x 2.53m)

A side facing room, built in storage cupboards, upvc double glazed window and central heating radiator.

Bedroom:

12'9" x 11'9" (3.91m x 3.60m)

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

Bedroom:

10'10" x 9'8" (3.31m x 2.96m)

A front facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

Bathroom:

8'11" x 5'10" (2.72m x 1.80m)

Comprises bath with plumbed shower above, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

First floor:

8'4" x 2'11" (2.56m x 0.90m)

A spacious loft room of the landing, ideal for storage.

Loft room:

15'7" x 10'10" (4.76m x 3.32m)

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

Loft room:

7'8" x 7'1" (2.34m x 2.17m)

Access to the eaves.

Shower room:

7'10" x 5'8" (2.39m x 1.73m)

Comprises shower cubicle, wc wash hand basin, full wall tiled and velux window.

Exterior:

To the front of the property is a walled garden.

Garden:

To the rear of the property is a garden area with lawn, private driveway leading to the garage.

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







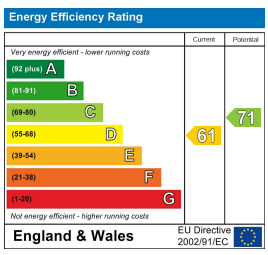
Floor Plan

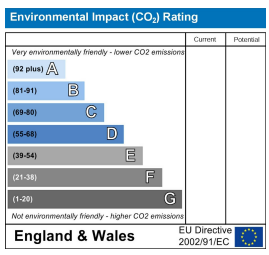


Viewing

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.