



**7 Flaen Close, Flamborough, YO15 1QE**

**Price Guide £165,000**



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A well presented modern design semi-detached cottage style house in Flamborough village. The property is close to the village church and within easy access of main facilities which include local shops, school, inns, restaurants etc. The property is also convenient for access, across fields, towards the cliff tops. An ideal residence for permanent use or alternatively an exclusive holiday home with excellent rental potential. Built by local builders Bryan Brown & Sons.

Comprises: ground floor: lounge/diner, kitchen, and conservatory. First floor: two double bedrooms and bathroom. The exterior: gardens, a private driveway and detached garage.

### Entrance:

Composite door into inner hall, central heating radiator and upvc double glazed window.

### Lounge/diner:

**14'2" x 13'4" (4.32m x 4.07m)**

A front facing room, electric fire with marble inset and wood surround. Two upvc double glazed windows and central heating radiator.

### Kitchen:

**13'3" x 7'8" (4.04m x 2.36m)**

Fitted with a modern range of base and wall units, split level oven and hob, extractor and stainless steel sink unit. Plumbing for washing machine, gas comi boiler and part wall tiled. Central heating radiator, Upvc double glazed window and upvc double glazed door into:

### Conservatory:

**11'7" x 7'9" (3.55m x 2.38m)**

Upvc with pitched roof, central heating radiator and upvc door giving direct access into the rear garden.

### First floor:

#### Bedroom one:

**11'3" x 7'11" avg (3.44m x 2.43m avg)**

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

#### Bedroom two:

**10'7" x 7'2" (3.25m x 2.19m)**

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

### Bathroom:

Comprises a modern white bathroom suite, panelled bath with shower over, WC and wash hand basin. Full wall tiled, stainless steel ladder radiator and upvc double glazed window.

### Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway leading to a detached brick built garage.

### Garden:

To the rear of the property is a private enclosed garden. Paved patio area leads to lawn.

## Garage:

18'0" x 9'5" (5.50m x 2.88m)

With up and over door, pitched roof, window and side courtesy door.

## 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



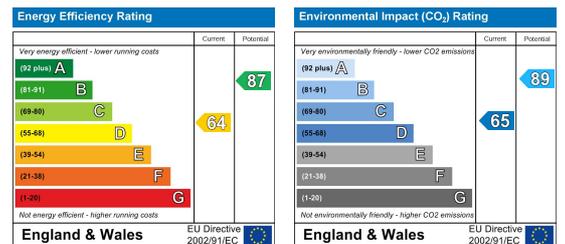
### Floor Plan



### 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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