BELT
ESTATE AGENCY

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



Hydrangea Cottage, 21 Tower Street, Flamborough, YO15 1PD

Price Guide £265,000

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Welcome to the heart of Flamborough village, this end-of-row terraced cottage offers a perfect blend of traditional character and modern convenience.

With two spacious bedrooms and a well-appointed bathroom, this home is ideal for those seeking comfort. The property boasts two generous reception rooms that invites natural light, creating a warm and welcoming atmosphere.

One of the most appealing aspects of this cottage is its lovely open aspect, enhanced by its proximity to Cameron Gardens, a protected green space that adds to the tranquil setting. The large secure garden and front yard provide ample outdoor space for relaxation and recreation, while the rear garage and driveway offer convenient parking.

The interior has a modern kitchen and bathroom, alongside a full rewire and new render that ensure the home is both functional and aesthetically pleasing. Full insulation and solar panels with batteries contribute to energy efficiency, making this property not only beautiful but also environmentally friendly. The spacious attic room adds versatility, perfect for a home office or additional storage.

For those who appreciate the great outdoors, the location is a true gem. You will find stunning country walks right on your doorstep, leading to breathtaking cliff tops and the scenic Danes Dyke. The cottage is conveniently situated near a variety of shops, inns, and restaurants, ensuring that all your daily needs are just a short stroll away.

This charming cottage in Flamborough is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in a picturesque setting.

Entrance:

Door into inner hall, understairs storage cupboard and central heating radiator.

Lounge:

15'7" x 14'4" (4.75m x 4.38m)

A spacious front facing room, period open fire with cast iron inset and wood surround. Double glazed bay window, upvc double glazed window and central heating radiator.

Dining room:

14'4" x 12'11" (4.38m x 3.94m)

A spacious rear facing room, period open fire with cast iron inset and wood surround. Exposed beams, two upvc double glazed windows and two central heating radiators.

Kitchen:

21'6" x 9'4" (6.56m x 2.87m)

Fitted with a range of modern base and wall units, sink unit, electric double oven and hob with extractor over. Solid wood worktops, breakfast bar, part wall tiled and integrated microwave, fridge, freezer and dishwasher. Four upvc double glazed window, two column radiators and door onto the garden.

Wc:

5'3" x 3'10" (1.62m x 1.18m)

Wc, wash hand basin and single glazed window.

First floor:

Upvc double glazed window and built in storage cupboard with central heating radiator.

Bedroom:

14'9" x 11'9" (4.50m x 3.59m)

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

Bedroom:

12'11" x 11'8" (3.96m x 3.57m)

A spacious rear facing double room, exposed beams, built in wardrobes, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

Bathroom:

11'5" x 7'11" (3.48m x 2.42m)

Comprises a modern suite, shower cubicle with plumbed in shower, wash hand basin with vanity unit, part wall tiled, extractor, upvc double glazed window and column radiator.

Wc:

6'1" x 4'6" (1.86m x 1.39m)

WC, wash hand basin with vanity unit, part wall tiled, extractor and column radiator.

Second floor:

Loft room:

18'9" x 14'8" (5.72m x 4.48m)
A double aspect room, exposed beams, two upvc double glazed windows and central heating radiator.

Exterior:

To the rear of the property is a good size private garden. Patio to lawn with a variety of trees, shrubs and bushes.
Gated access to the garage with access from Castle Crescent.

Oubuilding:

Wc, gas boiler, plumbing for washing machine, power and lighting.

Garage:

19'11" x 10'6" (6.09m x 3.21m)
Up and over door.

Notes:

Council tax band C

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







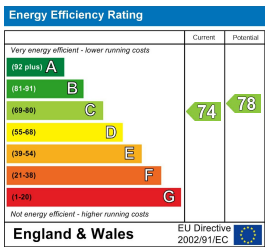
Floor Plan

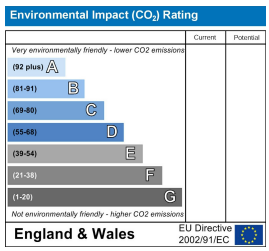


Viewing

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.