



Wrest, Lighthouse Road, Flamborough, YO15 1AN

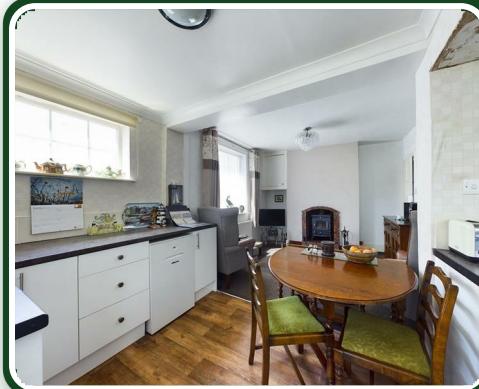
Price Guide £275,000



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A three bedroom semi-detached dormer bungalow located in a prime location in Flamborough. Enjoying stunning panoramic views overlooking the golf course, cliff tops and the sea. Lighthouse Road is just away from the main village and only a short walk from Flamborough Head. In the main village can be found a cafe's, public houses and restaurants. There are two lighthouses at Flamborough including the octagonal pillar which dates from 1674 and is believed to be the oldest surviving Lighthouse in England which is opposite the Wrest. Must be viewed to appreciate the breath taking views.

The property comprises: Ground floor: lounge, kitchen/diner, upvc conservatory, wc and a double bedroom. First floor: two further double bedrooms and bathroom. Exterior: private driveway with ample parking, large private south facing rear garden.

Entrance:

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

Lounge:

13'3" x 10'4" (4.05m x 3.17m)

A front facing room, electric fire with stone surround, upvc double glazed bay window and central heating radiator.

Dining room:

17'11" x 10'4" (5.47m x 3.16m)

A side facing room, log burning stove with brick surround, two upvc double glazed windows and central heating radiator.

Kitchen:

9'3" x 7'1" (2.84m x 2.17m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, integrated dishwasher, oil boiler and pantry. Space for fridge/freezer, space for a cooker, part wall tiled, upvc double glazed window, double glazed window and upvc double glazed french doors into:

Upvc conservatory:

11'6" x 8'8" (3.52m x 2.66m)

Over looking the garden, central heating radiator.

Wc:

Wc, part wall tiled and upvc double glazed window.

Bedroom:

11'11" x 9'4" (3.64m x 2.85m)

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

First floor:

Built in storage cupboard.

Bedroom:

13'8" x 9'11" (4.18m x 3.04m)

A front facing double room, fitted wardrobes, upvc double glazed window and central heating radiator. Stunning views across the coastline.

Bedroom:

12'7" x 10'4" (3.86m x 3.17m)

A front facing double room, built in storage cupboard, upvc

double glazed window and central heating radiator. Stunning views across the coastline.

Bathroom:

6'11" x 5'5" (2.13m x 1.67m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, wall panelling, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is an enclosed garden area with lawn and borders. Extensive block paved driveway with ample parking and gated access to the rear garden.

Garden:

To the rear of the property is a large private south facing enclosed garden. Paved patio area to lawn with borders of hedges, shrubs and bushes. Three timber built sheds and green house, oil tank and stunning views countryside.

Notes:

Council tax band: C

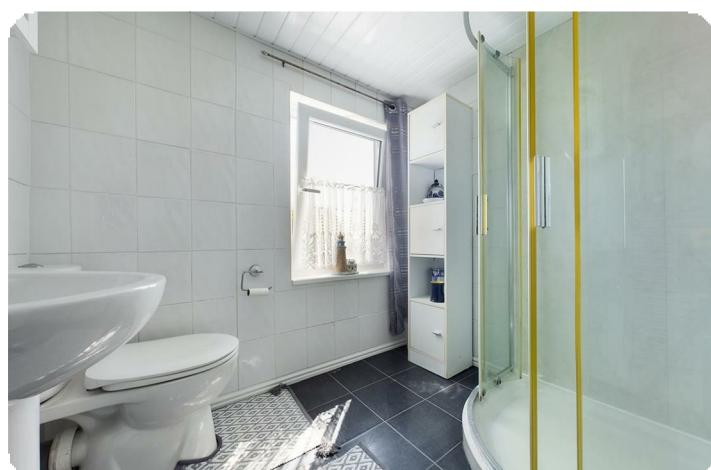
Purchase procedure

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.





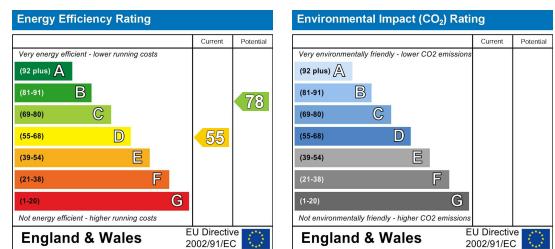
Floor Plan



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.