



21 North Moor Road, Flamborough, YO15 1BQ

Offers Over £129,950



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A well appointed detached timber chalet style bungalow on the north landing estate yards from cliff top walks and the north landing cove. The property has open countryside views would be deal for permanent residence or holiday home.

The property comprises: sun room, lounge, kitchen, upvc conservatory, three bedrooms and bathroom. Exterior: private driveway, enclosed garden and garage.

Entrance:

Upvc double glazed french door leads directly into:

Sun room:

15'10" x 7'7" (4.84m x 2.33m)

A front facing room, upvc double glazed windows and open views of the countryside.

Lounge:

15'1" x 9'6" (4.60m x 2.90m)

A front facing room, two single glazed windows, open fire with tiled inset and wood surround.

Kitchen:

10'7" x 9'9" (3.23m x 2.99m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob. Built in storage cupboard with plumbing for a washing machine, part wall tiled, upvc double glazed window and door into:

Upvc conservatory:

8'3" x 5'9" (2.53m x 1.77m)

A rear facing room, side courtsey door into the garage and upvc double glazed door onto the garden.

Bedroom:

10'8" x 9'10" (3.26m x 3.01m)

A rear facing double room, fitted wardrobes, two upvc double glazed windows and wall mounted electric heater.

Bedroom:

9'7" x 9'5" (2.94m x 2.88m)

A rear facing double room, built in storage cupboard housing hot water store and upvc double glazed window.

Bedroom:

9'4" x 6'11" (2.87m x 2.13m)

A front facing single room, upvc double glazed window with views of the countryside.

Bathroom:

9'2" x 7'0" (2.81m x 2.15m)

Comprises bath with electric shower over, wc, wash hand basin, wall panelling and two upvc double glazed windows.

Exterior:

To the front of the property is a enclosed garden with lawn and private driveway for parking.

Garden:

To the rear of the property is a fenced enclosed garden, paved patio area with a hedged borders.

Garage:

Timber built garage.

Notes:

Council tax band: A

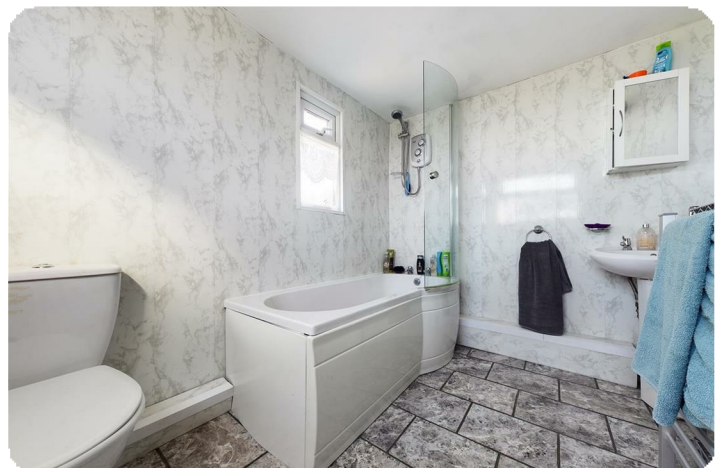
Purchase procedure

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.



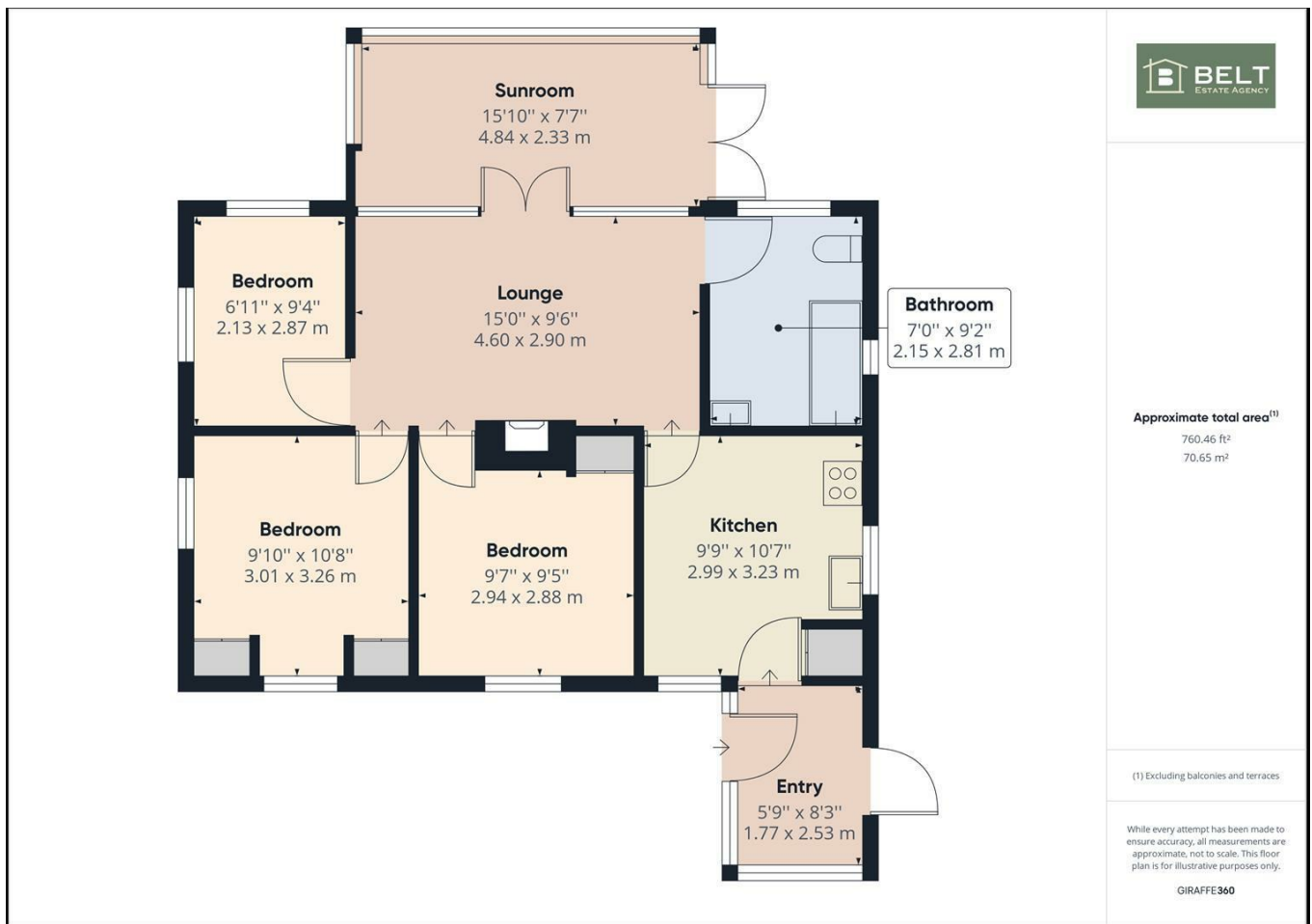
Road Map

Hybrid Map

Terrain Map



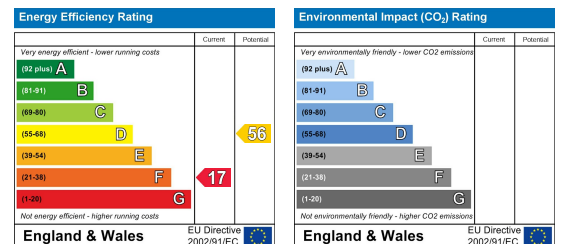
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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