



Lartle Hoose, North Marine Road, Flamborough, YO15 1BL

Price Guide £165,000



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A well appointed detached timber chalet style bungalow with open coastal views. Located on the north landing yards from cliff top walks and the north landing cove. Also convenient the main village centre where there are ample facilities local shops, supermarket, public houses and restaurants. Flamborough has a recreation ground with cricket, football and tennis clubs. There is also a separate Bowling club, public library, village hall, WI and church hall which all add to making the area a popular choice for buyers, and you can leave the car at home as a regular bus service is in operation to Bridlington. The property would be ideally suited to be a permanent residence or a second home.

The property comprises: lounge, modern kitchen, two bedrooms and bathroom. Exterior: workshop/garage, private south facing rear garden, private driveway with car port and parking for two cars. Upvc double glazing and gas central heating. New wool carpets and Amtico flooring throughout. No ongoing chain. Cash buyers only.

Entrance:

Upvc double glazed door leads into inner lobby, upvc double glazed windows with open coastal views and central heating radiator.

Lounge/kitchen:

22'4" x 12'5" (6.81m x 3.79m)

Lounge:

A front facing room, tiled fireplace with wood surround, upvc double glazed windows with open coastal views and two central heating radiators.

Kitchen:

Fitted with a range of modern base and wall units, inset sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for dishwasher, upvc double glazed window with open coastal view and central heating radiator.

Rear hall:

Built in storage cupboards one housing gas combi boiler, recess space for a fridge/freezer, coat hanging and stable door onto the side elevation.

Bedroom:

11'2" x 9'8" (3.41m x 2.95m)

A rear facing double room, built in hanging space, built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

8'7" x 7'7" (2.63m x 2.33m)

A rear facing single room, central heating radiator and upvc double glazed french doors onto the rear garden.

Bathroom:

6'9" x 4'5" (2.06m x 1.35m)

Comprises walk in shower with plumbed in shower, wc and marble wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a fenced open aspect garden with lawn and borders of shrubs and bushes.

To the side elevation is a private driveway with car port and parking for two cars leading to the workshop.

Garden:

To the rear of the property is a private south facing garden. Raised decked patio, pergola with space for a hot tub, slate area and power point.

Outbuilding:

Currently used a utility area with plumbing for washing machine and office space but could also be used as a store, garage/workshop. Fully insulated, power, lighting and water supply.

Notes:

Council tax band: A

There is a restriction on holiday lets.

Cash buyers only.

There is a private estate company, Marine Valley Estate that all owners pay a nominal annual amount of £160.00.

The fund covers the insurance for the estate, the grass cutting on communal areas and any expenses incurred for the upkeep of the roads.

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.

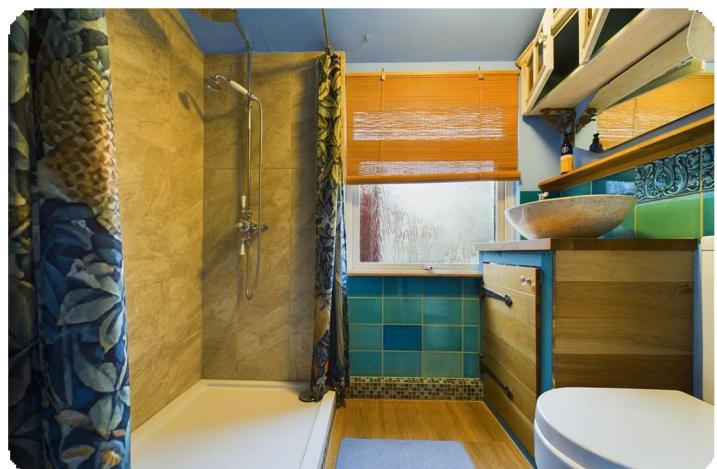
General Notes:

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.

Purchase procedure

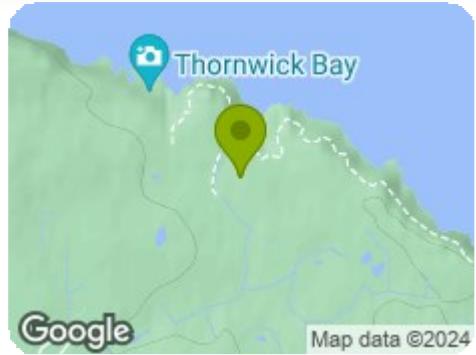
On acceptance of any offer in order to comply with current



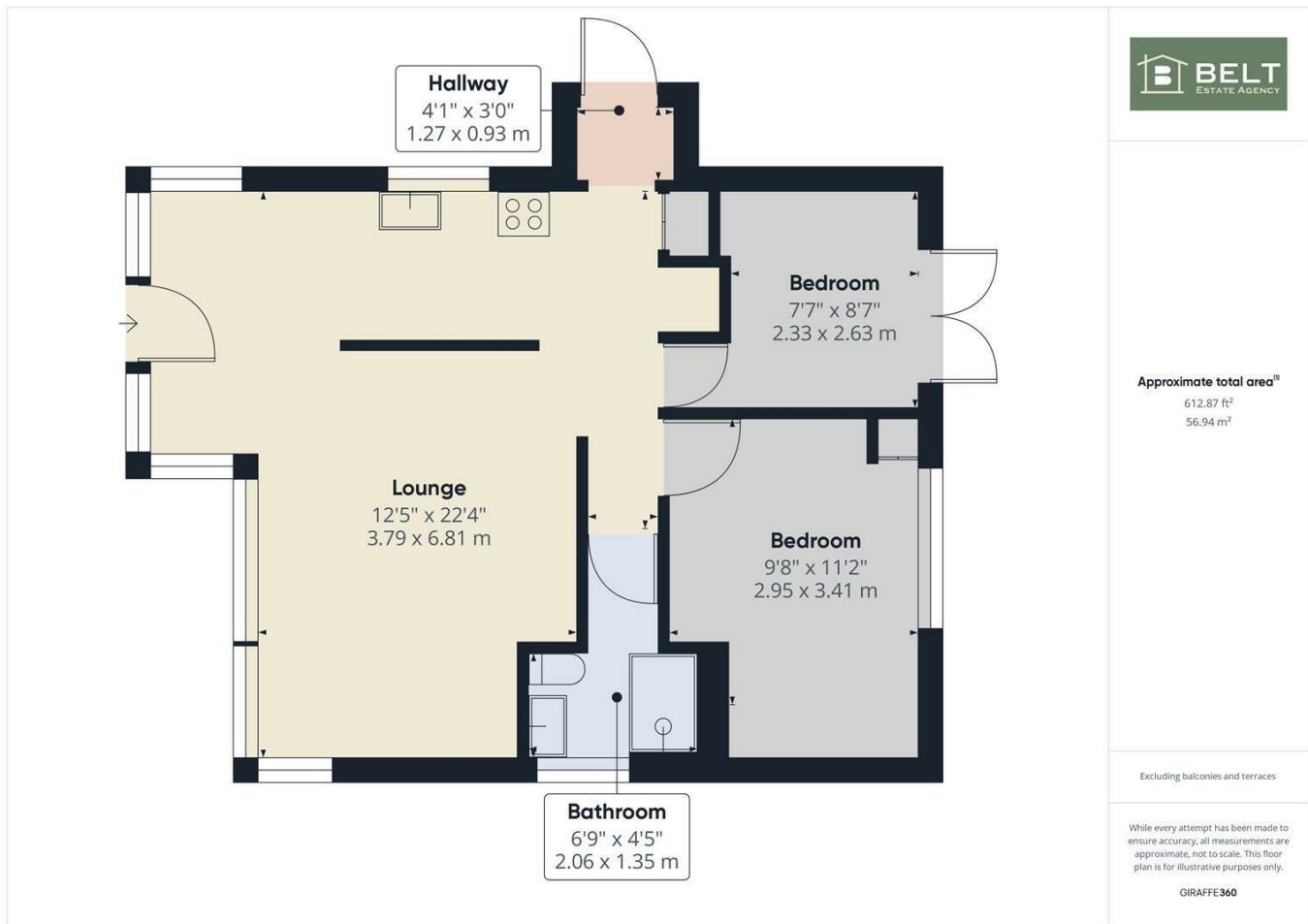
Road Map

Hybrid Map

Terrain Map



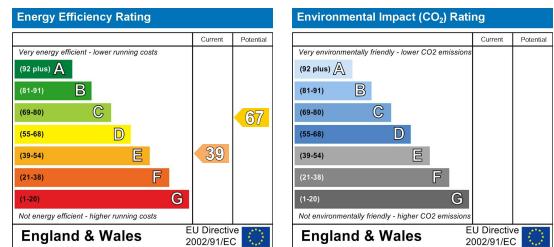
Floor Plan



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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