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## Euretta Lighthouse Road, Flamborough, YO15 1AN

Price Guide £149,950



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Welcome to Lighthouse Road, a prime location in Flamborough.

One of the original coastguard cottages on the headland, this very special property boasts character and uniqueness, making it a truly special find.

Enjoying stunning panoramic views of the countryside, 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.

The property comprises: Ground floor: kitchen and lounge/diner. First floor: one/two bedrooms, shower and wc. Outbuilding: utility and bathroom. Exterior: large communal garden and one allocated car parking space. No ongoing chain, this property is ready and waiting for its new owners to make it their own. Ideal for a second home.

### Entrance:

Double doors into inner porch, upvc double glazed window and door into:

### Kitchen:

9'5" x 8'1" (2.88m x 2.48m)

Fitted with a range of base and wall units, inset stainless steel sink unit, free standing cooker with extractor over. Part wall tiled, floor tiled, Larder, understairs storage cupboard, space for fridge, upvc double glazed window, central heating radiator and staircase off to the first floor.

### Lounge/diner:

14'11" x 9'7" (4.55m x 2.94m)

A spacious rear facing room, multi fuel burning stove, built in storage cupboard, shelves and drawers. Upvc double glazed bay with door onto the beautiful garden.

### First floor:

#### Occasional bedroom:

8'10" x 8'2" (2.70m x 2.51m)

A front facing room, built in Cylinder cupboard with an electric immersion heater. Shower cubicle, upvc double glazed window and central heating radiator.

#### Bedroom:

9'7" x 8'9" (2.93m x 2.69m)

A rear facing double room, open views of the countryside, built in storage cupboards, upvc double glazed window and central heating radiator.

#### Wc:

5'9" x 2'6" (1.76m x 0.78m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and chrome towel rail.

#### Outbuilding:

#### Utility:

5'6" x 5'1" (1.70m x 1.57m)

Two upvc double glazed windows, plumbing for washing machine and space for a tumble dryer.

### **Bathroom:**

Comprises bath with plumbed in shower over, wc, wash hand basin, full wall tiled, floor tiled and upvc double glazed window.

### **Garden:**

To the rear of the property is a large south facing communal garden. Paved patio to lawn with borders of hedges, shrubs and bushes. A shed.

### **Exterior:**

To the front of the property is a paved frontage, fuel bunker and one car parking space.

### **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



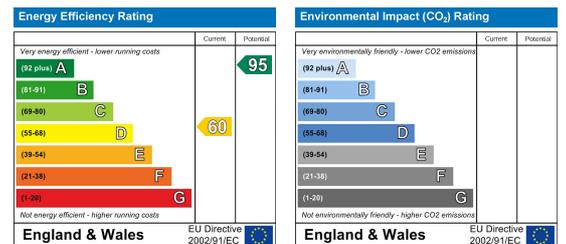
## Floor Plan



## 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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