



BELT
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Kingsford, Lighthouse Road, Flamborough, YO15 1AN

Price Guide £239,950



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A rare opportunity to acquire a three bedroom semi-detached house located in a prime location in Flamborough. Enjoying stunning panoramic views overlooking the golf course, cliff tops and the sea. The property has had a new roof and has been re-rendered, internally the property is in need of general modernisation. Ideal for a family, holiday home/weekend retreat.

The property comprises: Ground floor: sitting room, spacious lounge, dining room and kitchen/diner. First floor: three double bedrooms and bathroom. Exterior: enclosed garden and private driveway with parking. Upvc double glazing and oil fired central heating.

Entrance:

Composite door into inner hall, upvc double glazed window.

Sitting room:

13'0" x 11'6" (3.97m x 3.51m)

A front facing room, open fire with stone surround, upvc double glazed window, central heating radiator and staircase to first floor.

Inner hall:

Understairs storage cupboard.

Lounge:

16'11" x 12'1" (5.18m x 3.69m)

A spacious front facing room, open fire with brick surround, two upvc double glazed windows and two central heating radiators.

Dining room:

8'11" x 7'4" (2.73m x 2.25m)

A side facing room, open fire with wood surround, upvc double glazed window and central heating radiator. Archway into a storage area with upvc double glazed window and oil fired boiler.

Kitchen/diner:

9'11" x 6'3" (3.03m x 1.92m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, floor tiled, upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window and central heating.

Bedroom:

12'2" x 10'3" (3.71m x 3.13m)

A front facing double room with open views over the golf course, built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 10'11" (3.52m x 3.34m)

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

Bedroom:

12'2" x 10'3" (3.71m x 3.13m)

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

Bathroom:

8'2" x 6'11" (2.49m x 2.13m)

Comprises bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, ladder radiator and upvc double glazed radiator.

Exterior:

To the front of the property is a enclosed garden with lawn and borders of shrubs and bushes. To the side elevation is a private driveway for parking.

Garden:

To the rear of the property is a enclosed garden, paved patio to lawn. Oil tank and small outbuilding for storage.

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

Ground Floor Building 1

Floor 1 Building 1

Approximate total area⁽¹⁾
1057.62 ft²
98.26 m²

Reduced headroom
2.17 ft²
0.20 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

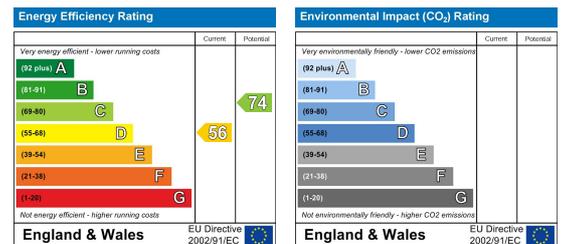
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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