



**32 Beech Avenue, Flamborough, YO15 1PU**

**Price Guide £235,000**



# 32 Beech Avenue

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Welcome to Beech Avenue in the village of Flamborough, this detached bungalow presents an excellent opportunity for those seeking a comfortable home.

With two well-proportioned bedrooms and a spacious welcoming reception room, this property is ideal for couples, or individuals looking for a peaceful retreat.

Recently re-wired, re-decorated and new carpets throughout, the bungalow has a fresh and inviting atmosphere, ready for you to move in and make it your own.

A well-appointed bathroom ensuring that all your daily needs are met with ease.

The property has ample private parking available providing convenience for residents and guests alike.

The location is particularly appealing, as it is situated within close proximity to essential facilities, including local shops, a variety of inns and restaurants. This makes it a perfect choice for everyday living, where everything you need is just a short stroll away.

For those who appreciate the beauty of nature, the bungalow offers easy access to scenic walks across fields that lead to the breathtaking cliff tops. This area is perfect for leisurely strolls, allowing you to immerse yourself in the stunning landscapes that Flamborough has to offer.

With no ongoing chain, this property is ready for a swift and straightforward purchase.

Whether you are looking for a new home or a serene getaway, this bungalow on Beech Avenue is a must to be viewed.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator and access to a part boarded loft space by drop down ladder with gas boiler.

### Lounge/diner:

18'1" x 17'9" (5.52m x 5.42m)

A spacious front facing room, electric fire in a modern surround, two upvc double glazed bow windows, upvc double glazed window and two central heating radiators.

### Kitchen:

11'2" x 8'10" (3.41m x 2.70m)

Fitted with a range of base and wall units, composite one and a half sink unit, extractor, part wall tiled, plumbing for washing machine, built in storage cupboards one housing hot water store, upvc double glazed window and central heating radiator.

### Bedroom:

14'1" x 8'9" (4.31m x 2.69m)

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

### Bedroom:

10'2" x 8'10" (3.10m x 2.70m)

A rear facing double room, built in wardrobes, cupboards and drawers. Central heating radiator and upvc double glazed french doors onto the garden.

### Bathroom:

5'6" x 5'1" (1.68m x 1.56m)

Comprises a wet room, electric shower, wash hand basin, wall tiled, extractor, upvc double glazed window and central heating radiator.

### **Wc:**

5'6" x 2'7" (1.68m x 0.80m)

Wc, part wall tiled and upvc double glazed window.

### **Exterior:**

To the front of the property is a open plan pebbled garden with shrubs and bushes.

To the side elevation is a private driveway with ample parking leading to the garage.

### **Garden:**

To the rear of the property is a private fenced garden. Paved patio, lawn, two brick built out buildings for storage.

### **Garage:**

17'3" x 8'9" (5.28m x 2.68m)

Up and over door, power and lighting.

### **Notes:**

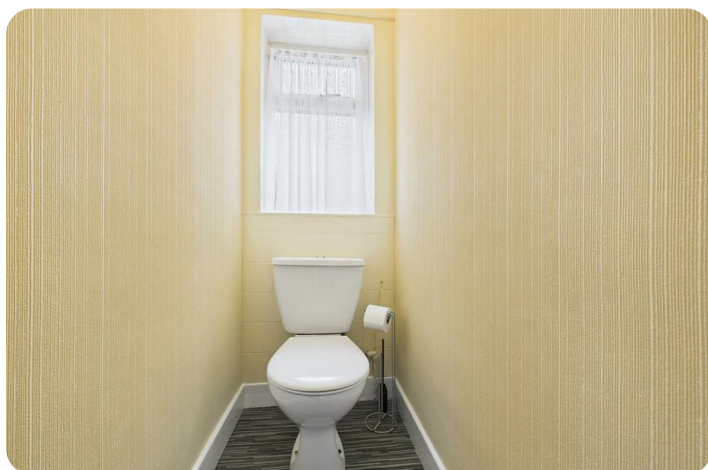
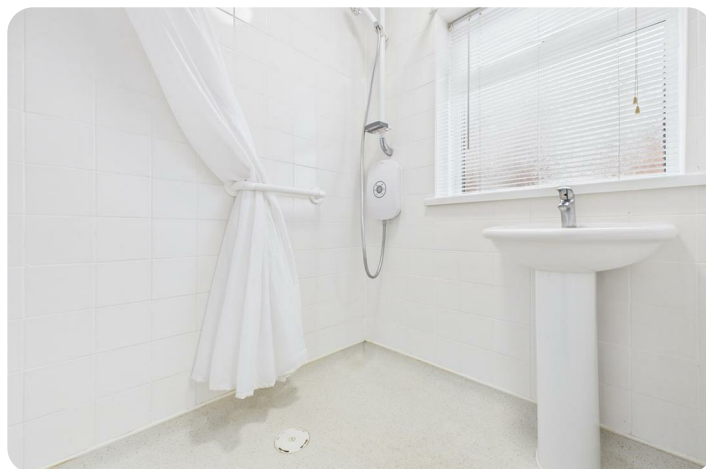
Council tax band: C

### **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



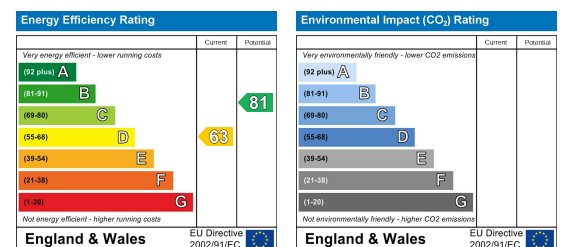
## Floor Plan



## 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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