



Ulllyotts
Estate Agents

**3 Flaen Road
Flamborough
YO15 1QF**

**BRAND NEW detached home
10 year NHBC guarantee
3 bedrooms. Gas CH & uPVC DG**

**Generous garden to rear
Detached garage & parking
Handily placed for all amenities**

**Asking Price Of:
£268,500**



01262 401401

www.ullyotts.co.uk

brid@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

3 Flaen Road

Flamborough

YO15 1QF



LOCATION

The property is situated in a quiet location, just off Bempton Lane, Flamborough, close to the Church, shops, school and all village amenities including superb village walks.

The village is steeped in the history of smugglers, caves and cliffs. The headland itself is noted by its white lighthouse and old octagonal stone lighthouse, a superb golf course and thriving village centre supported by a good array of local shops, facilities and amenities. The village attracts a substantial number of seasonal visitors wishing to explore the Northeast Yorkshire Coast.

ACCOMMODATION

A brand new executive, three double bedroomed detached house which is set in a quiet village location and with open country views to the side.

The property is perfect for a couple or family and offers a spacious kitchen diner with integrated appliances, modern bathroom, three bedrooms, master en-suite, good sized gardens to the front and rear, detached brick built garage, parking for several vehicles, gas central heating and uPVC double glazing. Available with no onward chain.

The property has a 10 year NHBC guarantee. **MUST BE VIEWED** to appreciate the size and quality of property on offer!!

ENTRANCE HALL

6' 5" x 4' 9" (1.96m x 1.45m)

With stairs leading to first floor and open glazed doors to:

LOUNGE

25' 0" x 11' 7" (7.62m x 3.53m)

With fireplace, French doors to rear garden and window to front elevation.



KITCHEN DINER

24' 1" x 12' 2" (7.34m x 3.71m)

With windows to front and rear elevations and a range of units to be fitted. A choice of units is available, at a PC sum of £5,800 supplied and fitted which is included in the asking price.



CLOAKS WC

A white suite to be fitted.

REAR LOBBY

Rear uPVC entrance door to garden.

FIRST FLOOR LANDING

A spacious landing area with window to rear elevation and loft access.



MASTER BEDROOM 1

17' 0" x 11' 8" (5.18m x 3.56m)

With windows to front and side elevations, over stairs storage cupboard and door to en-suite.



ENSUITE

6' 3" x 6' 3" (1.91m x 1.91m)

To be fitted with a white suite incorporating quadrant shower cubicle, WC, hand basin, heated towel ladder and window to front elevation.



BEDROOM 2

11' 11" x 11' 3" (3.63m x 3.43m)

With window to front elevation and radiator.



BEDROOM 3

12' 4" x 11' 11" (3.76m x 3.63m)

An 'L' shape with radiator and window to rear elevation.



BATHROOM

11' 7" x 6' 9" (3.53m x 2.06m)

With window to rear elevation, radiator and a bathroom suite to be fitted.



COUNCIL TAX BAND

Band to be confirmed.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

Regulated by RICS

OUTSIDE

To the frontage is a good sized lawn area with pathways and a side gravel driveway with parking for several vehicles. The driveway leads to a detached single brick garage measuring approx. 22'0" x 11'0" with up and over door, side personal door, power and light connected and window to side elevation.

At the rear is a private, good sized south facing garden which is securely fenced with paving and an outside tap.

TENURE

Freehold.

SERVICES

All mains services connected.

NOTE

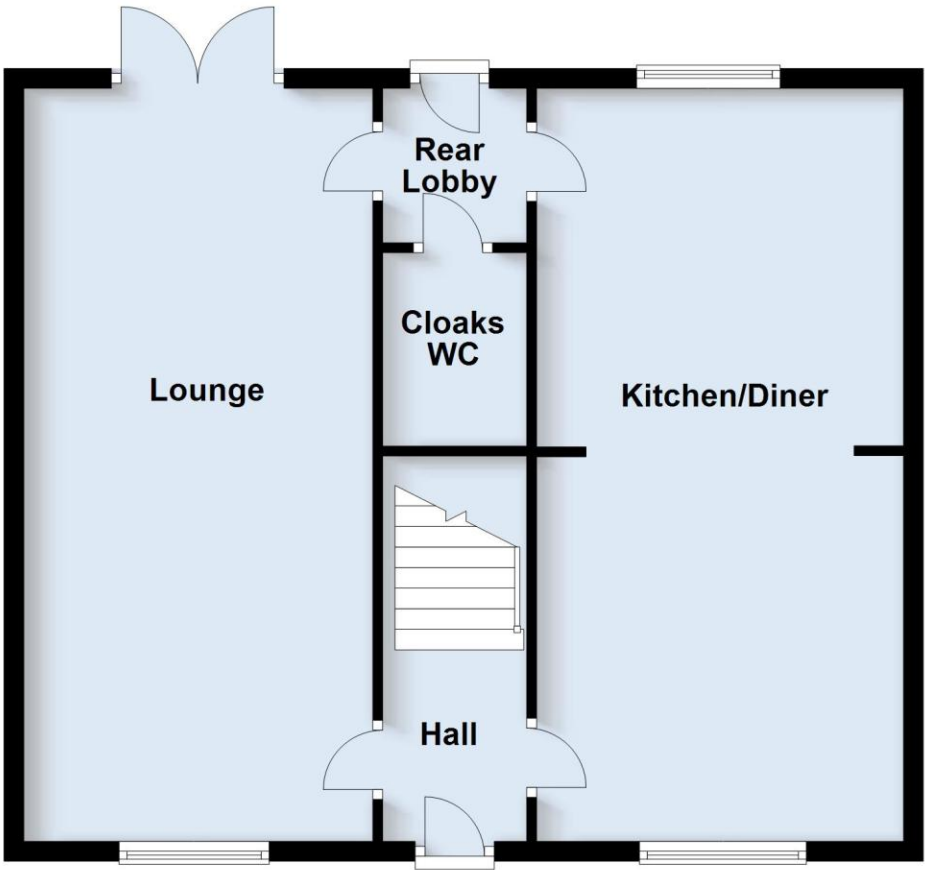
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

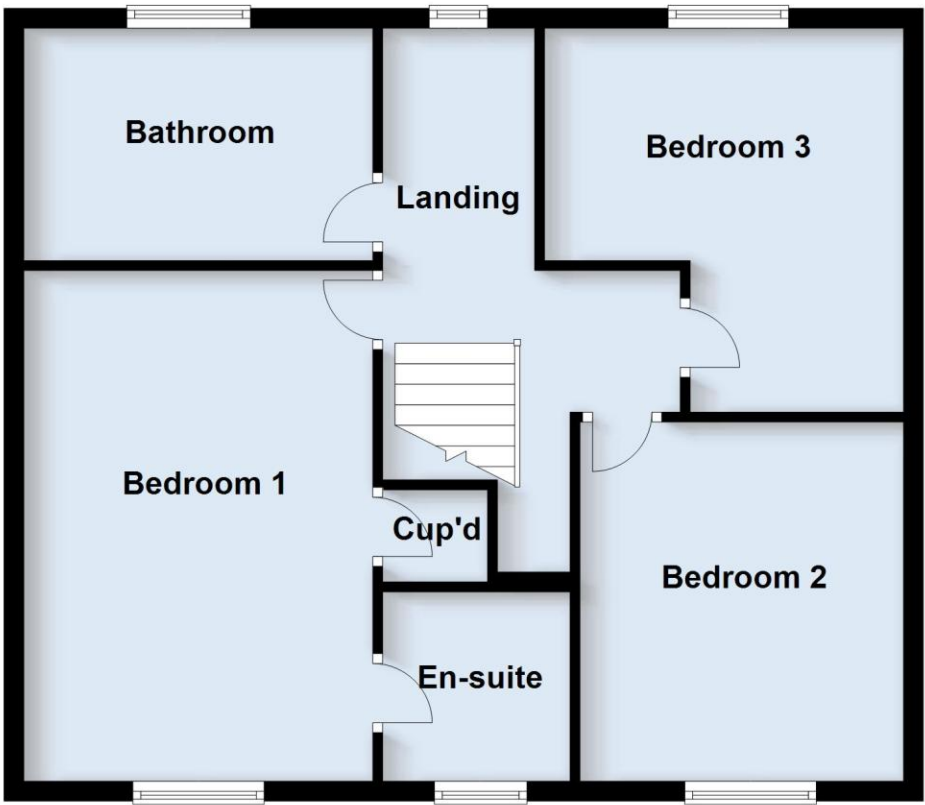
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

Ground Floor



First Floor





16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com