

Castle Crescent, Flamborough



Semi Detached Dormer Bungalow
One Bedroom with En-Suite
Lounge/Diner
Modern Fully Fitted Kitchen
Ground Floor W.C.

Gas Central Heating
Full UPVC Double Glazing
Private Enclosed Rear Garden
Driveway with Parking
Popular Location

Offers Over

£128,500



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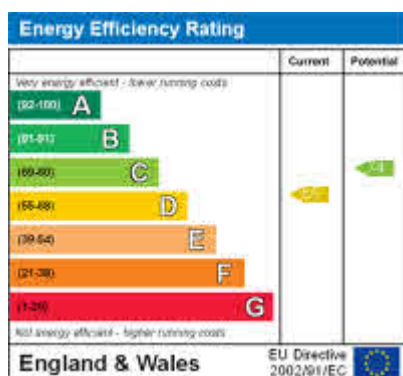
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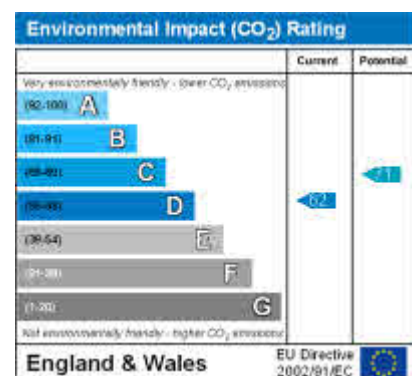
PROPERTY SPECIFICATION

25 Castle Crescent, Flamborough, East Yorkshire, YO15 1LR

LOCATION	Located in the popular coastal village of Flamborough approximately 4 miles north east of Bridlington. Nearby amenities include a range of village shops, school, leisure facilities, cliff top walks, Lighthouse and Flamborough Golf Club.
PROPERTY	Unique 1 bedroomed domer bungalow which was substantially altered in 2006, comprising of modern fully fitted kitchen and bathroom, gas central heating and full UPVC double glazing.
ENTRANCE PORCH	5'2" x 3'10" (1.57m x 1.17m). UPVC double glazed front porch and access door.
LOUNGE/DINER	32'2" into the bay window x 14'0" (9.25m into the bay x 4.27m. Maximum measurements). Lounge: Front facing UPVC double glazed bay window, wood burning stove with tiled hearth and black surround, coving to ceiling, laminate flooring, double radiator, TV and telephone point, archway to stairway. Diner: Rear facing UPVC double glazed French Doors giving access to rear garden, coving to ceiling, radiator, archway leading to kitchen.
KITCHEN	18'5" x 7'8" (5.61m x 2.34m). Side facing UPVC double glazed window, black roll top breakfast bar and work surfaces, a range of white wall mounted cupboards, white sink with chrome mixer tap, built in 'Diplomat' over and gas hob with stainless steel cooker hood, built in fridge, freezer, automatic washer and dishwasher, ceiling spot lights, under stairs cupboard housing gas boiler and central heating timer, rear facing UPVC double glazed door to rear garden.
ENTRANCE LOBBY	4'10" x 4'1" (1.47m x 1.24m). Side entrance lobby with UPVC double glazed door, laminate flooring, ceiling spotlight, door giving access to ground floor W.C.
W.C	7'0" x 3'10" (2.13m x 1.17m). Rear facing UPVC double glazed window, low flush W.C, pedestal washbasin, half tiled, laminate flooring, radiator.
FIRST FLOOR	
BEDROOM 1	16'5" x 15'7" (5.00m x 4.75m). Rear facing UPVC double glazed window, 'L' shaped double bedroom with en-suite, 2 sets of fitted wardrobes with mirror fascia sliding doors, sloping eaves with door to storage, ceiling spot lights, mock beams, double radiator, door to en-suite.
EN-SUITE	7'3" x 7'1" (2.21m x 2.16m). Rear facing UPVC double glazed window, 3 piece suite comprising of low flush W.C, pedestal wash basin and panelled bath with glass shower screen and internal chrome 'Mina Escape' shower, heated towel rail
EXTERIOR	
FRONT	Walled boundaries with wooden double gates giving access to an easily managed front garden and driveway.
REAR GARDEN	Enclosed rear garden with raised decking area, paved patio with brick built barbecue, pathway and lawn leading to a brick built summerhouse with UPVC double glazing at the bottom of the garden, 2 timber sheds.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band A
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.