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Proprietors: **David Mansfield ATTON** FNAEA.
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ESTABLISHED 1992



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SEPTEMBER COTTAGE, SOUTH STREET
BURTON FLEMING YO25 3PE



Freehold £170,000

FEATURES

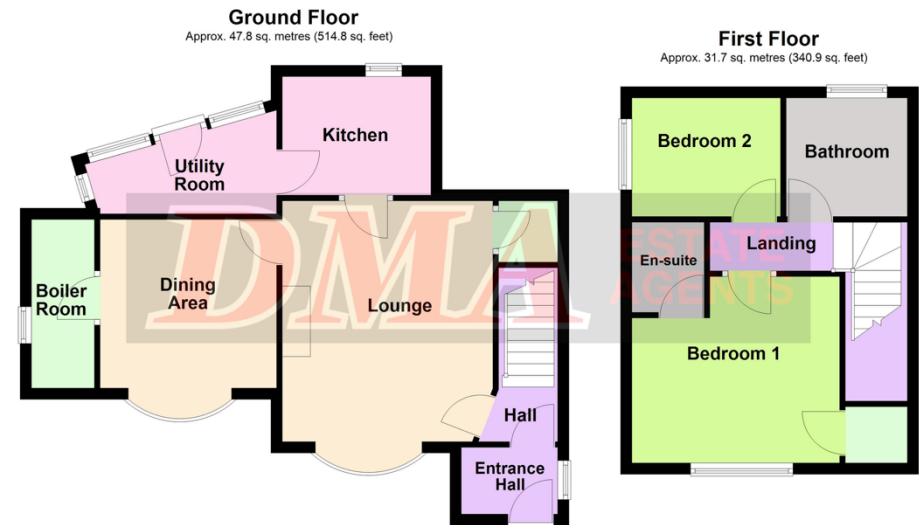
- * **Ideal for first time buyer or second home.**
- * Spacious two bedroom end terrace character cottage.
- * Located in this small rural village on the edge of the Yorkshire Wolds.
- * LPG central heating to radiators.
- * Upvc double glazed windows.
- * Modern kitchen and bathroom.
- * Master bedroom with en-suite shower room.
- * Two reception rooms.
- * Utility room.
- * Front and side gardens.
- * **Sold with no onward chain.**
- * **EPC Rating: F.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Porch. Entrance Hall. Lounge. Dining Room. Kitchen. Utility Room. Boiler Room.
FIRST FLOOR:	Two Bedrooms (one with En-suite Shower Room). Bathroom.
OUTSIDE:	Front garden and side yard.

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Floor Plan:



Total area: approx. 79.5 sq. metres (855.7 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

September Cottage, South Street, Burton Fleming

OUTSIDE:

Easily maintainable front garden which is planted with flowers and mature shrubs and partially gravelled for easy maintenance. To the rear of the property is a shared access with the neighbouring properties. Gated side yard to the side which houses the bins and gas bottles.

Council Tax Band **A.**

LOCATION:

Burton Fleming is a picturesque village in the East Riding of Yorkshire. Sitting very close to the North Yorkshire Border, the village is situated approximately 7 miles (11 km) north-west of the Coastal resorts of Bridlington and 6 miles (10 km) south of Filey, both famed for their beautiful beaches. The village has a lovely community with events often taking place at the village hall. The historic 12th Century St Cuthbert church, is a must see, situated in the heart of the village on the village green. There is a play park, two ponds and beautiful walks, with breath taking views over the wolds. A cafe on the outskirts of the village at 'Scenic View' caravan park offers an excellent range of meals and freshly baked goods. Wold Newton Primary school is situated in the neighbouring village, and there is also a school and amenities just 7 miles away in the lovely village of Hunmanby.

DIRECTIONS:

Follow the signposts into Hunmanby village onto Bridlington Street turning left towards Reighton and Bridlington. Turn right at the mini-roundabout just before the railway crossing onto New Road. Take the second turning on the left onto to Hunmanby Road to Burton Fleming. Continue to the junction by the public house in the middle of the village and turn left onto South Street. The property is located on the left hand side after the junction to Back Street.

Viewing strictly by appointment only through DMA Estate Agents

SEPTEMBER COTTAGE, SOUTH STREET, BURTON FLEMING

Upvc Front Door to:

ENTRANCE PORCH

Laminate floor. Upvc double glazed window.



ENTRANCE HALL

LOUNGE

4.26m x 3.73m (14'0" x 12'3")

Multi-fuel log burner in brick fireplace. Beamed ceiling. Understairs cupboard. Radiator. Upvc double glazed window.



KITCHEN

2.64m x 2.10m (8'8" x 6'11")

Inset stainless steel sink and drainer. Excellent range of modern base cupboards with worktops over. Matching wall cupboards. Electric cooker point with stainless steel extractor hood over. Radiator. Upvc double glazed window.

/ continued over

REAR PORCH

3.37m x 1.82m (11'7" x 5'1")

Plumbing for automatic washing machine. Space for tall 'fridge / freezer. Radiator. Upvc double glazed window. **Upvc double glazed door to rear.**

DINING ROOM

3.12m x 2.99m (10'3" x 9'10")

Beamed ceiling. Radiator. Upvc double glazed bow window. **Loft access.**



BOILER ROOM

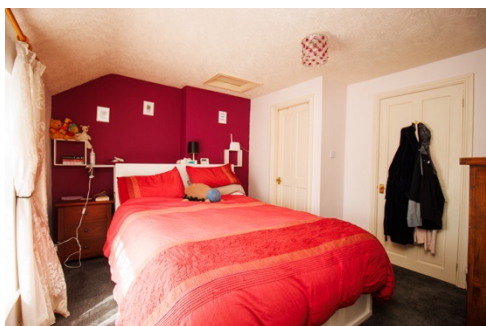
2.81m x 1.11m (9'3" x 3'8")

Housing combination boiler. Provision for tumble dryer. Built-in shelving. Tiled floor. Upvc double glazed window.

BEDROOM ONE

3.71m x 3.33m (12'2" x 10'11")

Walk-in cupboard. Radiator. Upvc double glazed window. **Loft access.**



ENSUITE SHOWER ROOM

1.54m x 1.47m (5'1" x 4'10")

Shower cubicle. Handbasin and wc. Fully tiled walls. Extractor fan. Radiator.



BEDROOM TWO

2.51m x 2.10m (8'3" x 6'11")

Radiator. Upvc double glazed window.

BATHROOM

2.05m x 1.98m (6'9" x 6'6")

Bath with shower over. Handbasin and wc. Fully tiled. Fitted cupboard. Radiator. Upvc double glazed window.

