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EST 1891



West Flashdale Cottage, Moor Lane,  
Carnaby, Bridlington

YO15 3QG

GUIDE PRICE

£185,000

3 Bedroom Semi-Detached House

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01262 401401





Front Elevation



3



2



1



Garage, Off  
Road Parking



Gas Central Heating

## West Flashdale Cottage, Moor Lane, Carnaby, Bridlington, YO15 3QG

A charming semi-detached cottage in a desirable village location, offering excellent renovation potential. The property includes two reception rooms, kitchen and bathroom on the ground floor, with three bedrooms and a versatile dressing room or office upstairs. Generous front garden, ample parking, and rear access complete this exciting opportunity and offered with no onward chain.

Carnaby is a well-regarded and established village, ideally located just three miles from the popular East Coast resort of Bridlington. Set within a peaceful rural landscape, the village offers excellent access to nearby attractions such as the Parish Church, the Manor Court Hotel, Bar and Restaurant, Park Rose and Ferns Farm Complex with a bar, restaurant and the Palms Leisure Club which features a range of amenities including a swimming pool, sauna, steam room, Jacuzzi, and a fully equipped gym. Conveniently situated near Bridlington and Carnaby's Industrial Estate the nearby John Bull's

World of Rock provides a unique, family-friendly experience where you can tour a working confectionery factory, learn about the history of traditional sweets and also a children soft play area. With easy connections to York, Beverley, and beyond. Just a mile away, the scenic Fraisthorpe beach provides the perfect spot for relaxing walks along the coast.

Bridlington is the closest town to Carnaby and offers a vibrant mix of traditional seaside charm and modern amenities. Known for its award-winning sandy beaches and picturesque harbour, Bridlington is a popular destination for families, walkers, and nature lovers alike. The town boasts a wide range of attractions, including the historic Old Town, the stunning Sewerby Hall and Gardens, and the popular Bridlington Spa for live entertainment. Visitors can enjoy a variety of restaurants, cafes, and pubs, as well as a good selection of independent shops. With excellent transport links and plenty to explore.





Entrance



Hall



Lounge



## Accommodation

### ENTRANCE HALL

7' 4" x 6' 11" (2.25m x 2.12m)

The main entrance is located at the rear of the property, accessed via a wooden door into a glazed porch, a further door leads through to the main hall. The hall features a rear-facing window, staircase to the first floor, and doors to all ground floor rooms.

### LOUNGE

13' 2" x 12' 3" (4.03m x 3.74m)

The lounge features windows to both the front and side elevations, a fitted storage cupboard and a characterful brick fireplace with a log burner in situ, which is assumed to supply the hot water and heating to the first floor.

### DINING ROOM

12' 2" x 9' 11" (3.72m x 3.04m)

The dining room enjoys a window to the front elevation and features a charming fireplace, adding to the character of the property.

### KITCHEN

10' 8" x 7' 5" (3.27m x 2.28m)

The kitchen, requiring full renovation, currently offers a side-facing window, base and wall units, and a stainless steel sink.

### BATHROOM

7' 4" x 6' 4" (2.26m x 1.95m)

The ground floor bathroom includes a rear-facing window, panelled bath, wash hand basin, WC and a wall-mounted mirror.

### FIRST FLOOR LANDING

7' 4" x 3' 6" (2.26m x 1.09m)

A versatile dressing room or office is accessed partway up the staircase to the left and features a rear-facing window. The main landing includes a storage cupboard and provides access to all three bedrooms.

### BEDROOM 1

13' 7" x 12' 2" (4.15m x 3.73m)

The master bedroom features a front-facing window, a fitted storage cupboard, radiator and a feature fireplace adds character.





Dining Room



Kitchen



Bathroom



Stairs

## BEDROOM 2

12' 2" x 10' 0" (3.73m x 3.05m)

The second bedroom also benefits from a window to the front elevation, a radiator and a feature fire place.

## BEDROOM 3

10' 8" x 7' 4" (3.26m x 2.25m)

The third bedroom benefits from a window to the side, radiator and a wash hand basin.

## GARAGE

The garage is currently an open storage space without a door, offering potential for future improvement or conversion.

## OUTSIDE

The property is set back from the road behind a hedged boundary, featuring a spacious front area that offers flexibility for use as a garden, parking, or both. Mature shrubs and plants add colour, with a gravelled parking space and access to the garage building. A pathway leads around to the rear, where the main entrance is located.

## CENTRAL HEATING

To Be confirmed

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - C

## ENERGY PERFORMANCE CERTIFICATE - AWAITED





Dressing Room/Office



Bedroom 1



Bedroom 2



Bedroom 3

## 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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

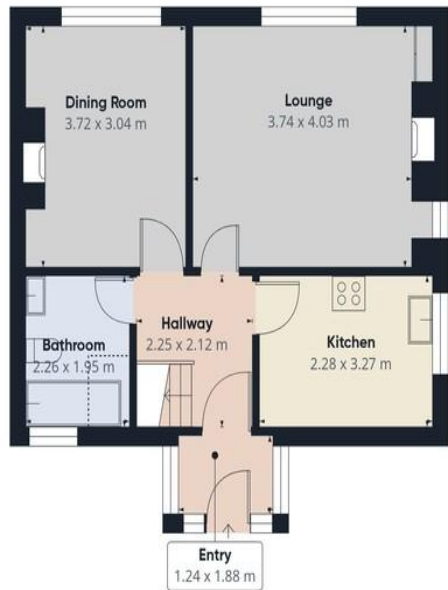
Strictly by appointment with Ulllyotts 01262 401401  
Option 1

Regulated by RICS

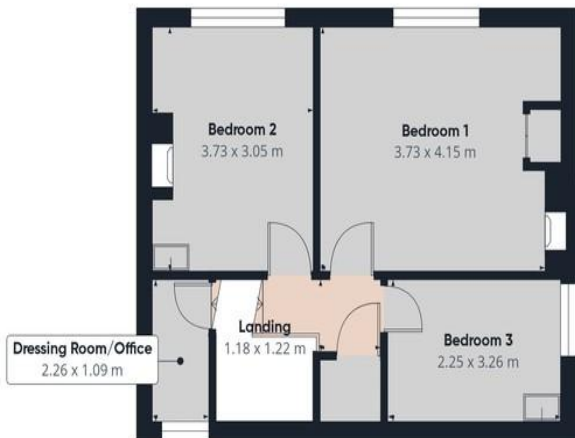
## FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

The stated EPC floor area, (which may exclude conservatories),  
is approximately 87 m2 (936 ft2)



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
86.2 m<sup>2</sup>

Reduced headroom  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

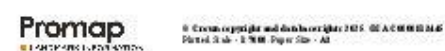
Reduced headroom  
Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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rightmove 

 RICS

 The Property  
Ombudsman

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