



Flat 7, The Timbers
37 Lamplugh Road
Bridlington
YO15 2JU

OFFERS IN REGION OF

£235,000

2 Bedroom First Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Sea views

 2
  2
  1
  Garage, Off Road Parking
  Gas Central Heating

Flat 7, The Timbers, 37 Lamplugh Road, Bridlington, YO15 2JU

This first floor apartment exudes the charm of the 1930s era, boasting original features throughout the hallway and lounge, reminiscent of the architectural style of the time. Aside from the fabulous period features, this property has breath taking sea views from most rooms. As you step into the apartment, you are greeted by a large hallway which acts as a hub for access to all rooms including two bedrooms, two reception rooms, kitchen, sun room and main family bathroom. The property benefits from a sun terrace, off road parking and a garage.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.



Utility Entrance Hall



Entrance Hall



Kitchen



Dining room

Accommodation

ENTRANCE HALL

An external staircase offers access to the apartment. Entrance is via a uPVC door into a utility entrance hall which offers a useful space for an additional worksurface with space for an under counter freezer and washing machine. A window to the side elevation allows lots of natural light to pour in making it an airy entrance. To the left there is a storage cupboard which houses the gas central heating boiler. Ahead is a door to a paved sun terrace which offers an outside area which is private to this particular apartment.

Door to:

HALL

A large 'T' shaped entrance hall with period features which sets the tone for the rest of the apartment with the original radiator, plate rail and coving. Door to storage cupboard and all rooms.

KITCHEN

8' 10" x 6' 0" (2.712m x 1.829m)

A kitchen with a modern edge in a 1930's property offers a range of 'Shaker' style wall and base units with a contrasting black granite work top over. Inset stainless steel sink with mixer tap over. Neff eye level electric double oven, electric hob, extractor fan and built in fridge. With a window into the utility entrance hall and tiled flooring. Opening to:

DINING ROOM

11' 11" x 9' 10" (3.656m x 3.007m)

With a fabulous sea view to the front elevation, brass curtain poles, coving, radiators and feature light fitting.

LOUNGE

18' 2" x 16' 1" (5.550m x 4.903m)

The lounge, flooded with natural light, offers breath taking sea views all the way to Flamborough head through two large windows, allowing residents to enjoy the ever-changing vistas of the ocean. Original features such as the ornate ceiling mouldings, wall cornices, original radiators, feature hand made mirrors adding character to the space along with the brass curtain poles and feature chandelier. A gas fire sits between the two windows with feature marble surround.

SUN ROOM

One of the highlights of the apartment is the sunroom, a tranquil retreat bathed in sunlight and with panoramic views of the sea. This inviting space provides a seamless transition between indoor comfort and outdoor beauty, offering a serene sanctuary to enjoy the coastal surroundings year-round and benefits from two radiators to keep cosy through the winter months. This room sits between the lounge and glazed French doors open up into the bedroom allowing the views to be seen from the master suite.



Lounge



Lounge



Sun Room



Master bedroom

MASTER BEDROOM

14' 8" x 13' 4" (4.482m x 4.086m)

The larger bedroom of the two has fantastic views through the double doors into the sun room and also benefits from fitted wardrobes offering a convenient storage and hanging space and a brass curtain pole.

BEDROOM 2

9' 8" x 9' 0" (2.956m x 2.744m)

With a window to the side elevation onto the sun terrace, storage cupboard with hanging space and radiator.

BATHROOM

11' 11" x 9' 11" (3.638m x 3.038m)

A larger than average bathroom which is designed for both luxury and functionality which is situated at the rear of the property, it offers privacy while still allowing natural light to filter in through the window. The spacious bathroom benefits from a corner bath with a shower attachment and also a separate double shower cubicle with folding glass door offering the convenience of both options for bathing preferences. A vanity wash hand basin and WC which offers storage for toiletries and bathroom essentials. The room is heated by a larger than average towel ladder. Spot lighting is also an addition to the space.

SUN TERRACE

A sun terrace which offers a private outdoor area for the apartment sits to the rear of the property.

GARAGE

The property benefits from a garage and parking space which is accessed to the side of the property. The garage has an up and over door and there is space to park a car in front of the garage.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion. There is a management company in place and maintenance works are split between the flat owners.

COUNCIL TAX BAND

Band B.



Bedroom 2



Bathroom



Sun Terrace



Garage

ENERGY PERFORMANCE CERTIFICATE – RATED C

SERVICES

All mains services are available at the property.

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.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 112 m²



Testimonials

“Ullyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.”

“Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ullyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.”

“A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.”

“The team at Ullyotts were great to deal with during our recent house purchase. A very professional team.”

“From the day I first discussed the sale to ‘completion’, I was extremely satisfied with the progress of the sale.”

“A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ullyotts. Great Job!”

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