



• Ulllyotts •

EST 1891

33 Lamplugh Road
Bridlington
YO15 2JU

ASKING PRICE OF

£235,000

2 Bedroom Ground Floor Apartment

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01262 401401



Garden



2



1



1



Off Road
Parking



Gas Central Heating

33 Lamplugh Road, Bridlington, YO15 2JU

Situated on the northside of Bridlington, this immaculate ground floor apartment features a lounge with fabulous sea views from a bay window, a kitchen diner, utility room, two bedrooms and a modern shower room. Outside, there is a gravelled parking at the front and a secure rear garden with a lawn, decking, sheds for storage and an undercover lean-to area that has been used as a bar area.

Lamplugh Road in Bridlington is situated close to the sea, offering a mix of traditional and modern homes. Its proximity to the coastline makes it ideal for those who enjoy seaside walks and the calming sound of the waves. The area is well-connected to local amenities, including shops, cafes, and schools. With its convenient location near the beach and charming

surroundings, Lamplugh Road is a desirable spot for both families and retirees.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, bustling harbour and traditional British seaside charm. The town offers a mix of historic attractions, such as Bridlington Priory and Sewerby Hall, alongside a vibrant promenade with shops, cafes, and amusements. Popular for its fresh seafood and coastal walks, Bridlington is a favourite destination for holidaymakers and a welcoming place to live, blending natural beauty with a friendly, community feel.



Entrance Hall



Kitchen



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

9' 2" x 7' 2" (2.80m x 2.19m)

The entrance hall is accessed via a side uPVC door and features stylish wood flooring that extends through most of the property. It includes a convenient storage cupboard with a coat hanging rail, a radiator for added warmth and doors leading to all rooms.

LOUNGE

13' 10" x 13' 3" (4.22m x 4.05m)

A beautifully presented lounge with a large bay window to the front elevation allowing natural light to fill the room and also offers fabulous sea views. The main focal point of the room is the multifuel burner with tiled hearth and feature beam and radiator.

KITCHEN

13' 6" x 9' 6" (4.12m x 2.91m)

A modern kitchen diner with a range of gloss wall,

base and drawer units with worktop over and splash back. Fitted appliances include a dishwasher, four ring gas hob and extractor fan over, a housed gas central heating boiler, a black composite sink with drainer and mixer tap over that sits beneath a window to the side elevation. Space for a fridge freezer and dining area, radiator and inset spotlighting. Door to:

UTILITY ROOM

7' 2" x 5' 3" (2.19m x 1.61m)

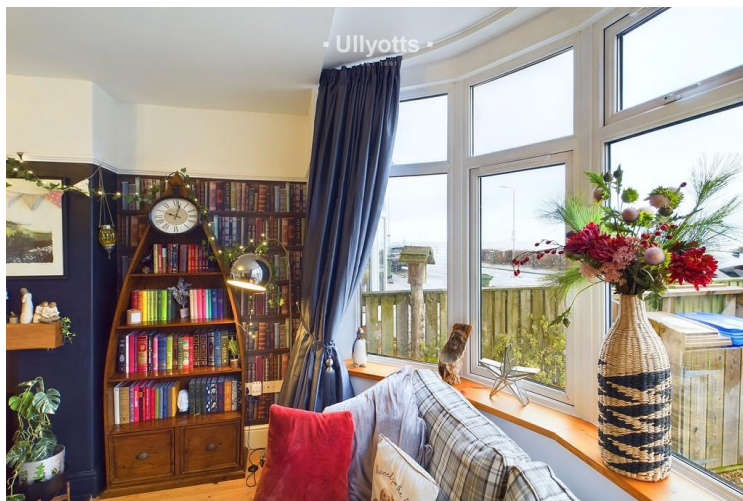
The utility space is both practical and well-equipped, featuring a range of wall, base, and drawer units with a wine rack and worktop over. Undercounter space and plumbing for a washing machine and wood-effect vinyl flooring for easy maintenance. Additional features include a heated towel ladder, radiator, creel laundry airer, and a window for natural light. A uPVC door provides access to the side elevation with a separate door leading to the shower room.



Lounge



Log Bumer



Lounge



Bedroom 1

BEDROOM 1

13' 8" x 11' 8" (04.18m x 3.56m)

A well-presented master bedroom with windows and a stable style uPVC door to the rear elevation and radiator.

BEDROOM 2

10' 1" x 9' 3" (3.08m x 2.82m)

With a window to the front elevation and radiator.

SHOWER ROOM

10' 2" x 6' 3" (3.10m x 1.91m)

A stylish shower room with base units with a worktop over, free standing glass bowl sinks and wet wall splashback, a shower cubicle with matching wet wall surround and thermostatic shower over and a WC. Other features include a grey wood effect vinyl flooring, large heated towel ladder and windows to the side and rear elevation offering natural light.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

To the front of the property lies a gravelled parking space with bin store area.

GARDEN

To the rear of the property lies a secure garden that is mainly laid to lawn but also benefits from a paved area and raised decking area at the bottom of the garden. Two wooden sheds offer storage for gardening tool and an undercover lean-to area has also been used as a bar by the current owners. A wooden gate leads to the shared driveway.



Bedroom 2



Shower Room



Shower Room



Rear Garden

TENURE

The leasehold title is for a term of 999 years from 2009 (Title No. YEA59722). The freehold is held by 33/33A Lamplugh Road Limited Company number 06669412 (Title No. YEA50513) which is jointly owned by the seller.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED D

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 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 75 sq m (807 ft2)



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



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