



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



Wyke Lodge, 22 Lamplugh Road, Bridlington, YO15 2JU

Price Guide £450,000



Wyke Lodge, 22 Lamplugh Road

Bridlington, YO15 2JU

Price Guide £450,000



A substantial eight bedroom detached house offering spacious living accommodation over three floors and side sea views. Situated in this prime location being approximately 150 yards from the north beach and sea front. Also convenient for access into the town centre and superb sea front walks towards Sewerby cliff tops. The property has vast potential for development/conversion or would make an ideal family home.

The property comprises: Ground floor: office, living room, lounge, kitchen/diner, upvc conservatory, utility, shower room, and two wc's. First floor: spacious landing, four double bedrooms, one with shower area and bathroom. Second floor: four further double bedrooms. Exterior: private driveway with ample parking and low maintenance rear garden with garden room/workshop.

Entrance:

Upvc double glazed door into inner hall, period tiled flooring and built in storage cupboard.

Office:

9'11" x 7'5" (3.04m x 2.27m)

A front facing room, upvc double glazed window and central heating radiator.

Wc:

4'10" x 3'5" (1.49m x 1.05m)

Wc and upvc double glazed window.

Living room:

30'2" x 13'10" (9.20m x 4.24m)

A spacious reception room, open fireplace with marble inset and wood surround. Stripped floor boards, upvc double glazed window, upvc double glazed bay with views of the north bay, two central heating radiators and staircase to the first floor.

Lounge:

18'3" x 14'0" (5.57m x 4.27m)

A spacious rear facing room, log burning stove with marble surround, stripped floor boards, upvc double glazed window and central heating radiator.

Upvc conservatory:

16'3" x 5'7" (4.97m x 1.72m)

A side facing room, central heating radiator and upvc double glazed door onto the garden.

Kitchen:

14'9" x 9'3" (4.51m x 2.82m)

Fitted with a range of base and wall units, double sink unit, electric oven, gas hob with extractor over. Part wall tiled, upvc double glazed window and upvc double glazed french doors onto the garden.

Dining area:

13'10" x 11'0" (4.22m x 3.36m)

Stripped floor boards and gas Aga stove.

Utility:

11'11" x 6'10" (3.65m x 2.09m)

Fitted with base units, stainless steel sink unit, plumbing for washing machine, part wall tiled and upvc double glazed window.

Shower room:

7'0" x 4'11" (2.15m x 1.51m)

Comprises shower cubicle with plumbed in shower, gas boiler and upvc double glazed door onto the garden.

Wc:

5'5" x 2'10" (1.67m x 0.88m)

Wc, part wall tiled and upvc double glazed window.

Side hall:

Upvc double glazed door, central heating radiator.

First floor:

A spacious galleried landing, built in storage cupboard, feature stain glass window and central heating radiator.

Bedroom:

18'3" x 13'10" (5.58m x 4.24m)

A spacious rear facing double room, fitted wardrobes and cupboards. Three upvc double glazed windows and central heating radiator.

Bedroom:

14'5" x 13'10" (4.40m x 4.24m)

A spacious front facing double room with side sea view, shower cubicle with plumbed in shower, wash hand basin, period fireplace with tiled inset and wood surround. Stripped floor boards, two upvc double glazed windows and central heating radiator.

Bedroom:

13'10" x 11'7" (4.23m x 3.54m)

A rear facing double room, stripped floor boards, central heating radiator and upvc double glazed french doors onto the roof space. Enclosed shower area with feature brick surround, shower cubicle with plumbed in shower, wc and wash hand basin.

Bedroom:

12'7" x 9'10" (3.84m x 3.02m)

A front facing double room, upvc double glazed window and central heating radiator.

Bathroom:

8'0" x 6'11" (2.46m x 2.12m)

Comprises a modern suite, jacuzzi bath, wc and wash hand basin. Full wall tiled, floor tiled, stainless steel ladder radiator and upvc double glazed window.

Wc:

6'5" x 3'4" (1.97m x 1.03m)

Wc, stripped floor boards, upvc double glazed window and central heating radiator.

Second floor:

Built in storage cupboard and central heating radiator.

Bedroom:

18'7" x 9'10" (5.68m x 3.00m)

A front facing double room, period fireplace, stripped floor boards, upvc double glazed window and central heating radiator.

Bedroom:

14'11" x 9'6" (4.55m x 2.91m)

A rear facing room, period fireplace, upvc double glazed window and central heating radiator.

Bedroom:

13'10" x 9'9" (4.22m x 2.98m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

11'1" x 7'5" (3.40m x 2.27m)

A rear facing double room, velux window and central heating radiator.

Exterior:

To the front of the property is a walled garden area with wrought iron railings. Access by a key code system.

To the side of the property is wrought iron gates giving access to a private driveway with ample parking.

Garden:

To the rear of the property is low maintenance tiered garden. Mainly paved, flower beds and areas with lawn. Converted garage into a large garden room/workshop with upvc double glazed french doors.

Notes:

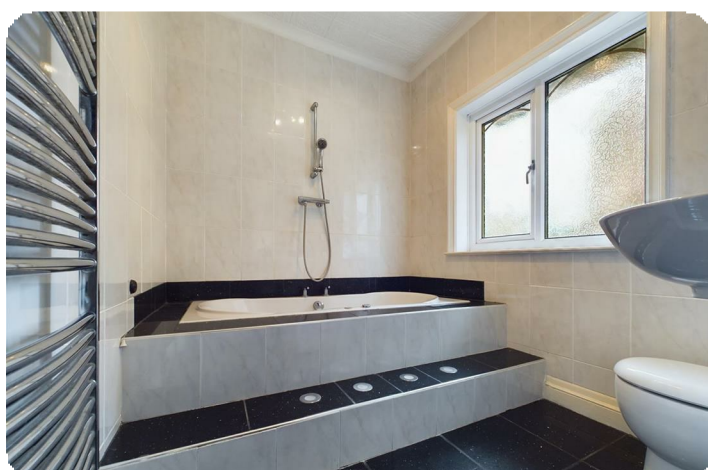
Council tax band: E

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



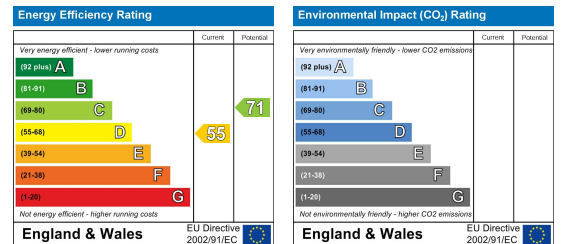
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



www.beltsestateagents.co.uk

