



BELT
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8 Lamplugh Lane, Bridlington, YO15 2JY

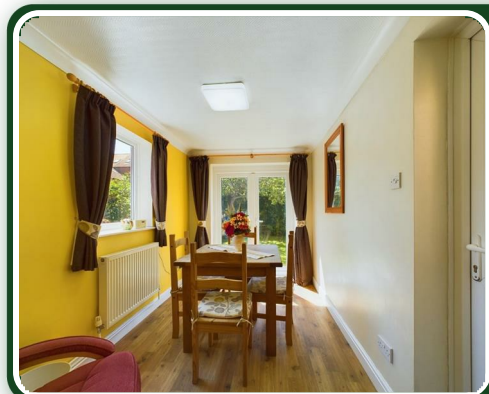
Price Guide £235,000



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Bridlington, YO15 2JY

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A well appointed two bedroom semi detached bungalow situated on Lamplugh Lane which is a quiet one way street running into Lamplugh Square and the area of the Avenues, being a 5 minutes walk to the North beach and sea front and with easy access into the town centre. The property is currently run as a very succesful holiday let but would also be ideal as a permanent residence.

The property comprises: spacious lounge, kitchen, dining room, two double bedrooms, bathroom and wc. Exterior: private established south facing garden and private parking area. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed side door into inner hall, central heating radiator.

Lounge:

15'9" x 11'0" (4.81m x 3.36m)

A spacious rear facing room, electric wall mounted fire, upvc double glazed bay window and central heating radiator.

Kitchen:

10'9" x 9'10" (3.30m x 3.01m)

Fitted with a range of base and wall units, solid wood worktops, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine and dishwasher. Part wall tiled, gas combi boiler, two upvc double glazed windows and archway into:

Dining room:

10'10" x 7'1" (3.31m x 2.18m)

Over looking the garden, upvc double glazed window, central heating radiator, upvc double glazed door to the side elevation and upvc double glazed french doors onto the garden.

Bedroom:

16'9" x 10'2" (5.12m x 3.10m)

A spacious front facing double room, built in wardrobes, upvc double glazed bay window and central heating radiator.

Bedroom:

10'11" x 9'4" (3.35m x 2.86m)

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

Bathroom:

5'10" x 5'5" (1.80m x 1.67m)

Comprises shower cubicle with electric shower, wash hand basin with vanity unit, extractor, wall panelling, upvc double glazed window and chrome ladder radiator.

Wc:

5'5" x 2'11" (1.67m x 0.91m)

Wc, upvc double glazed window.

Exterior:

To the front of the property is a private parking area.

Garden:

To the rear of the property is a established south facing private garden. Patio with gazebo, lawn, apple tree, borders of shrubs and bushes.

Notes:

Council tax band:

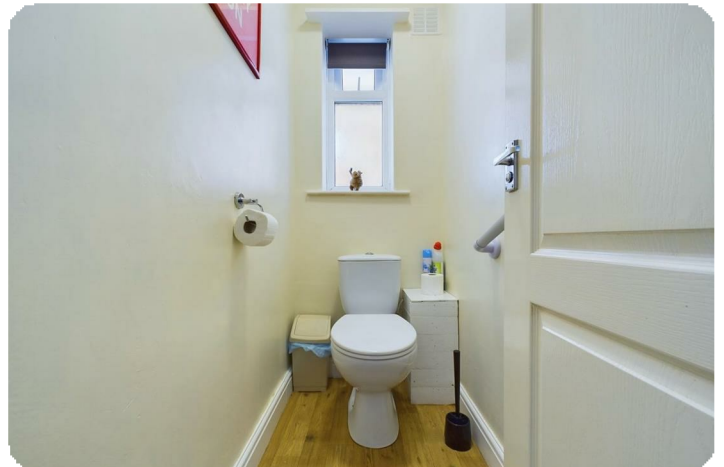
Purchase procedure

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

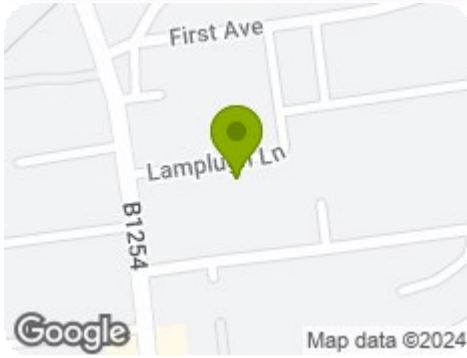
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, 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



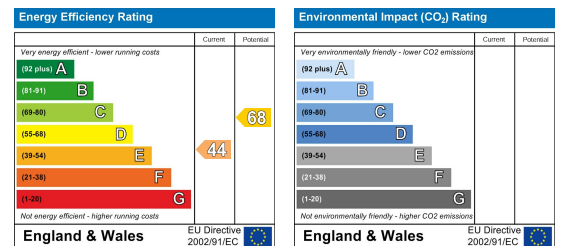
Floor Plan



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.



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