



BELT
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25A Lamplugh Road, Bridlington, YO15 2JU

Price Guide £350,000



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A detached house built in the 70's in a prime location yards from North Marine Drive and the sea front. Also convenient for access to town shops, local restaurants and a short walk away from cliff top walks to Sewerby. The property has a feature 1st floor outer balcony enjoying good sea views across the North Bay.

Entrance:

Upvc door gives access to spacious reception hall, two upvc windows, laminate floor, understairs store cupboard and large cloaks cupboard.

Shower room:

A modern shower room.

Lounge:

16'8" x 14'11" (5.07 x 4.54)

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

Kitchen/diner:

15'11" x 13'3" (4.86 x 4.03)

Spacious dining size kitchen with range of base and wall units, inset sink, integrated oven and hob. Tiled flooring, gas fired central heating boiler, central heating radiator and part tiled area.

Utility:

6'4" x 4'11" (1.94 x 1.49)

A useful room, fitted shelving, tiled floor, wall tiling and plumbing for automatic washing machine.

First floor:

Spacious panelled landing, built in storage cupboard.

Bedroom:

22'11" x 11'11" (6.99 x 3.63)

A spacious double bedroom, full range of built in wardrobe units, central heating radiator, double glazed upvc patio doors give access to outer balcony enjoying excellent views across north bay. Further side window also enjoying sea views.

Bedroom:

12'8" x 12'7" (3.86 x 3.84)

A rear facing double room, built in wardrobes central heating radiator and upvc window.

Bedroom:

12'6" x 9'11" (3.82 x 3.02)

A rear facing double room. upvc window, central heating radiator and built in storage cupboard.

Bathroom:

Comprises bath with shower above, wash hand basin, wc, full wall tiling, tiled floor, upvc window and central heating radiator.

Exterior:

To the front of the property is a small low maintenance, walled garden area with access leading to a wide private driveway in turn leading to:

Garage:

16'11" x 16'2" (5.16 x 4.94)

A spacious brick built double garage with electric supply, remote control electrically operated door.

Garden:

A small raised borders, outside tap and outside light point.

Council Tax Band:

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:

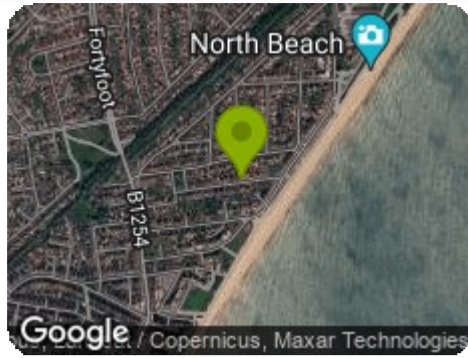
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency)

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

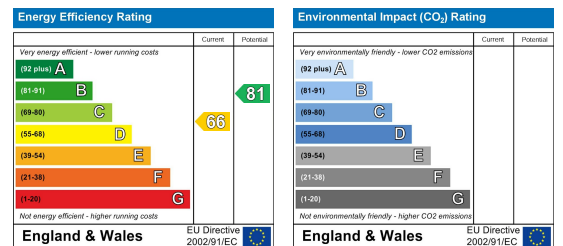


Floor Plan

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.

