



**BELT**  
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**12 Applegarth Lane, Bridlington, YO16 7JY**

**Price Guide £149,950**



# 12 Applegarth Lane

Bridlington, YO16 7JY

## Price Guide £149,950



A three bedroom semi-detached house located close to Bridlington's Old Town with its array of shops, public houses, galleries and restaurants. Ideal for a first time buyer.

The property comprises: Ground floor: spacious lounge/diner and kitchen. First floor: three bedrooms and bathroom. Exterior: private driveway for parking, enclosed rear garden and garage. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator and understairs storage cupboard.

### Lounge/diner:

22'7" x 8'10" (6.89m x 2.70m)

A spacious double aspect room, electric fire with marble inset and wood surround. Upvc double glazed bay window, upvc double glazed window and central heating radiator.

### Kitchen:

8'11" x 7'6" (2.73m x 2.29m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, extractor, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

### First floor:

Upvc double glazed window.

### Bedroom:

10'10" x 10'0" (3.32m x 3.05m)

A front facing double room, built in wardrobe and storage cupboards. Upvc double glazed bay window and central heating radiator.

### Bedroom:

9'11" x 9'0" (3.03m x 2.75m)

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

### Bedroom:

6'9" x 6'2" (2.07m x 1.88m)

A front facing single room, built in storage cupboards, upvc double glazed window and central heating radiator.

### Bathroom:

6'7" x 5'8" (2.02m x 1.75m)

Comprises: modern suite, shower cubicle with plumbed shower above, w.c and wash hand basin. Part wall tiled, vanity unit, stainless steel ladder radiator and upvc double glazed window.

### Exterior:

To the front of the property is a small walled pebbled garden area. To the side elevation is a private driveway for parking leading to the garage.

### Garden:

To the rear of the property is a low maintenance paved



and pebbled garden. Raised flower bed and a timber built shed.

**Garage:**

**Notes:**

Council tax band B.

**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

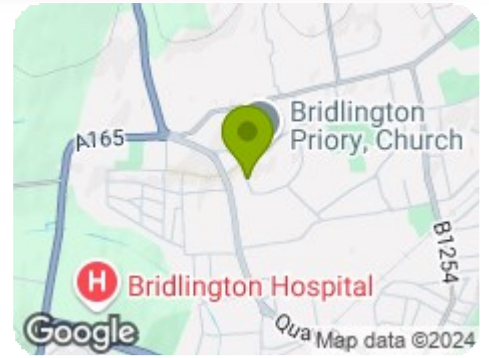
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society,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

**Ground Floor**

- Living Room: 22'7" x 8'10" (6.89 x 2.70 m)
- Kitchen: 8'11" x 7'6" (2.73 x 2.29 m)
- Hallway: 11'0" x 5'1" (3.36 x 1.56 m)

**Floor 1**

- Bedroom: 10'10" x 10'0" (3.32 x 3.05 m)
- Bedroom: 9'0" x 9'11" (2.75 x 3.03 m)
- Landing: 7'8" x 3'11" (2.34 x 1.20 m)
- Hallway: 6'1" x 6'9" (1.88 x 2.07 m)
- Bathroom: 5'8" x 6'7" (1.75 x 2.02 m)

**Approximate total area<sup>(1)</sup>**

647.02 ft<sup>2</sup>  
60.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

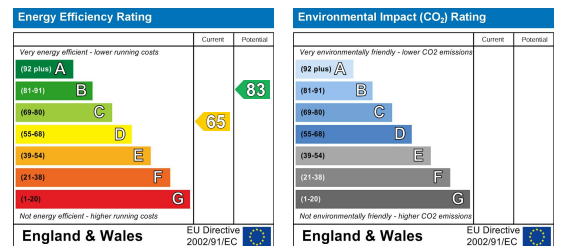
Calculations are based on RICS IPMS 3C standard.

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### 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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