



**BELT**  
ESTATE AGENCY

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**33 Applegarth Lane, Bridlington, YO16 7LF**

**Offers Over £149,950**



# 33 Applegarth Lane

Bridlington, YO16 7LF

Offers Over £149,950



Welcome to Applegarth Lane in Bridlington, a two bedroom semi detached bungalow which has been well maintained by the current owner.

Conveniently located near the historic Priory Church and Bridlington's old town, you'll find yourself immersed in a vibrant community with an array of shops, eateries, galleries, and traditional pubs just a stone's throw away. The proximity to the bus stop ensures easy access to explore the surrounding areas.

The property comprises: lounge, dining room, kitchen, two double bedrooms and bathroom. Exterior: enclosed gardens. Upvc double glazing and gas central heating.

The absence of an ongoing chain simplifies the buying process, offering a smooth transition to your new home. Don't miss the opportunity to own this lovely bungalow and contact our office today.

## Entrance:

Upvc double glazed door into inner hall, electric night storage heater and access to the loft.

## Lounge:

13'4" x 11'3" (4.08m x 3.44m)

A front facing room, gas fire with tiled surround, upvc double glazed bay window and central heating radiator.

## Dining room:

12'0" x 9'7" (3.67m x 2.93m)

A side facing room, gas fire with tiled surround, built in storage cupboard, upvc double glazed window and central heating radiator.

## Kitchen:

8'9" x 8'1" (2.69m x 2.47m)

Fitted with a range of base and wall units, under cupboard lighting, plumbing for washing machine and stainless steel sink unit. Part wall tiled, gas combi boiler, two upvc double glazed windows and upvc double glazed door onto the rear garden.

## Bedroom:

11'10" x 9'1" (3.62m x 2.79m)

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

## Bedroom:

11'10" x 8'1" (3.61m x 2.47m)

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

## Bathroom:

7'5" x 5'8" (2.27m x 1.74m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, built in storage cupboards, upvc double glazed window and central heating radiator.

## Exterior:

To the front of the property is a fenced garden area with lawn and borders of shrubs and bushes. Private paved parking area (please note there is no dropped down kerb but can be applied for).

### Garden:

To the rear of the property is a private, low maintenance garden. Patio area, lawn, pebbles, a shed and borders of shrubs and bushes.

### Notes:

Council tax band: A

### 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

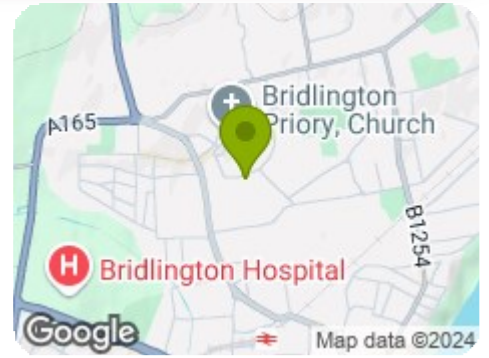
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society,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



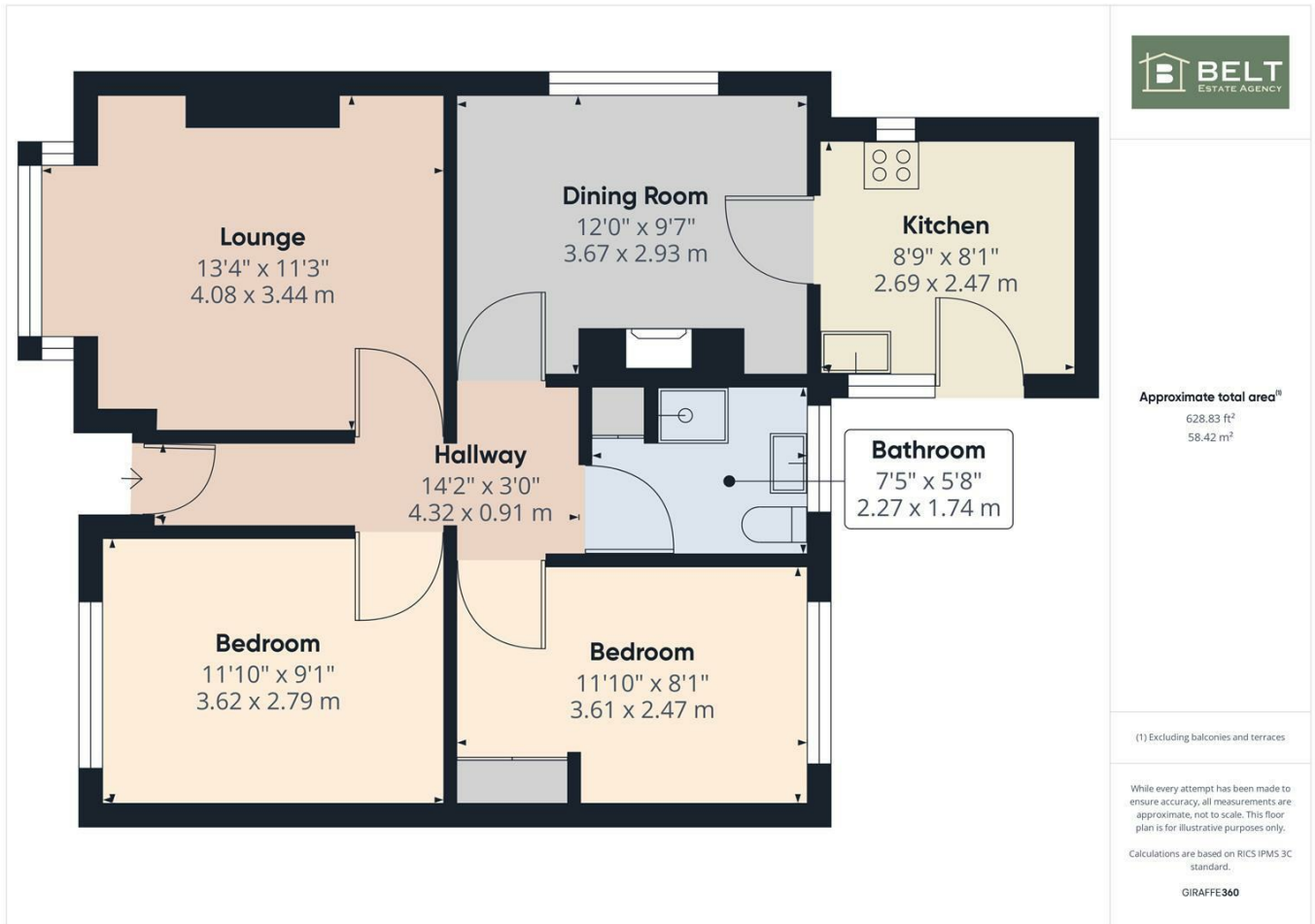
Road Map

Hybrid Map

Terrain Map



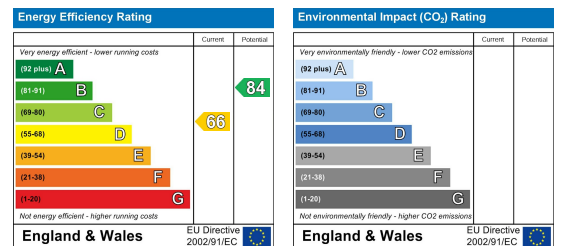
### Floor Plan



### 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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