



**32 Applegarth Lane, Bridlington, YO16 7LA**

**Price Guide £175,000**





# 32 Applegarth Lane

Bridlington, YO16 7LA

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Welcome to Applegarth Lane in the coastal town of Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers.

The property is modernised throughout, ensuring it is in walk-in condition and ready for you to make it your own.

The home boasts two inviting reception rooms, a kitchen/diner, three well-proportioned bedrooms and a contemporary bathroom.

Situated near the historic Priory Church and Bridlington's old town, residents can enjoy a variety of shops, eateries, galleries, and traditional pubs are all just a short stroll away. Additionally, the nearby bus stop provides excellent transport links, making it easy to explore the surrounding areas.

Whether you are looking to settle down or invest in your first property, this semi-detached house on Applegarth Lane is an opportunity not to be missed.

### Entrance:

Upvc double glazed door into inner hall, upvc double glazed window, tiled floor and central heating radiator.

### Wc:

3'10" x 2'7" (1.18m x 0.81m)

Wc, wash hand basin with vanity unit, full wall tiled, floor tiled and upvc double glazed window.

### Lounge:

13'3" x 12'8" (4.05m x 3.88m)

A front facing room, inset log burning stove with feature brick surround, built in cabinets, upvc double glazed bow window with shutters, central heating radiator and double doors into the kitchen/diner.

### Kitchen/diner:

19'7" x 9'9" (5.98m x 2.99m)

Fitted with a range of modern base and wall units, ceramic one and a half sink unit, free standing electric oven, part wall tiled, floor tiled, gas combi boiler, plumbing for dishwasher and washing machine. Upvc double glazed window, central heating radiator and upvc double glazed french doors into the sun room.

### Sun room:

8'7" x 7'8" (2.64m x 2.34m)

Over looking the garden, velux window, upvc double glazed window, central heating radiator and upvc double glazed stable door.

### First floor:

Upvc double glazed window.

### Bedroom:

13'3" x 11'0" (4.04m x 3.36m)

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

### Bedroom:

10'9" x 9'10" (3.28m x 3.01m)

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

### Bedroom:

8'7" x 8'3" (2.62m x 2.53m)

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

### Bathroom:

8'2" x 5'4" (2.49m x 1.65m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, floor tiled, extractor, two upvc double glazed windows and chrome ladder radiator.

### Exterior:

To the front of the property is an enclosed paved and pebbled garden.

### Garden:

To the rear of the property is a fenced low maintenance garden. Paving to lawn, decked patio and brick built outbuilding for storage,

### Notes:

Council tax band: A

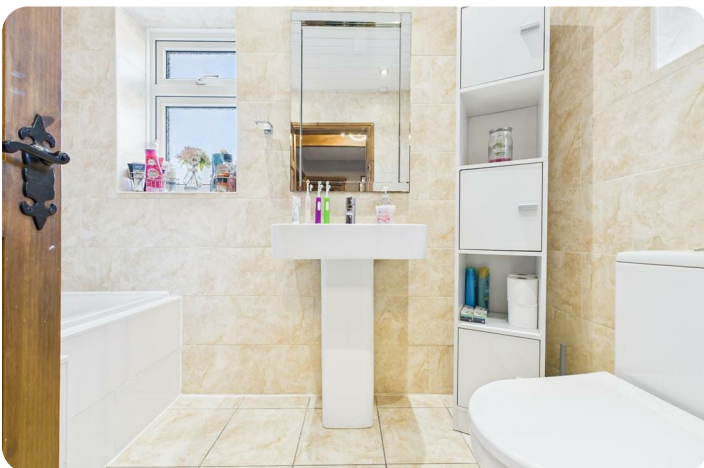
### Purchase procedure

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:

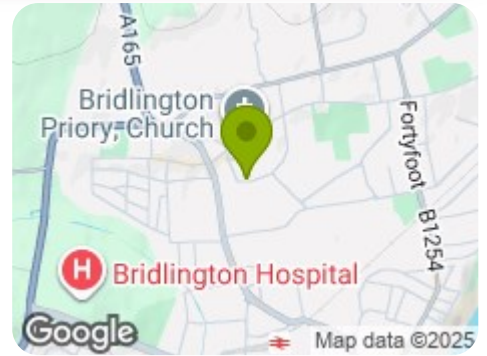
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



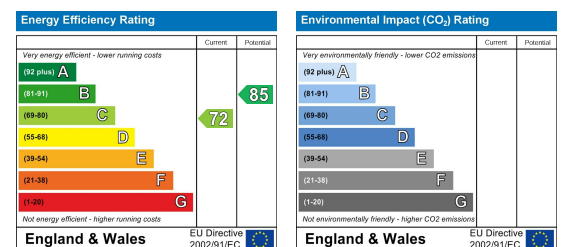
## Floor Plan



## 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



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