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18A Lamplugh Road, Bridlington, YO15 2JU

Price Guide £290,000

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The Property Ombudsman

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18A Lamplugh Road

Bridlington, YO15 2JU

Price Guide £290,000

Welcome to Lamplugh Road in the seaside town of Bridlington. This detached house offers a perfect blend of comfort and convenience.

The property boasts two reception rooms, a modern kitchen/diner, two well-appointed bedrooms, and two modern bathrooms, making it an ideal home for those seeking extra space. Thoughtfully renovated by the current owner, this home is deceptively spacious, providing a welcoming atmosphere that is sure to impress.

One of the standout features of this property is its prime location, just a mere two-minute stroll from the stunning north beach. This proximity allows for leisurely walks along the shore. Additionally, the easy access to the town centre means that all essential amenities, including shops, restaurants, and local services, are conveniently within reach.

This property truly must be viewed to appreciate all that it has to offer.

Whether you are looking for a permanent residence or a holiday retreat, this house on Lamplugh Road is an excellent choice for those who value both comfort and location.

Entrance:

Upvc double glazed French doors, the inner porch. Door leads into a spacious and welcoming inner hall, upvc double glazed window, two central heating radiators, built in storage cupboard with a upvc double glazed window and an additional built-in storage cupboard.

Lounge:

15'10" x 12'5" (4.84m x 3.80m)

A spacious front facing reception room, upvc double glazed bay window, two upvc double glazed windows and central heating radiator.

Kitchen:

14'8" x 9'3" (4.48m x 2.84m)

Fitted with a modern range of base and wall units, composite one and a half sink unit, electric double oven, gas hob with extractor over. A breakfast bar, under cupboard lighting, integrated fridge/freezer and dishwasher. Gas central heating boiler, upvc double glazed window and vertical radiator.

Utility porch:

Plumbing for washing machine, upvc double glazed window and upvc double glazed door onto the rear garden.

Dining Room:

13'5" x 12'4" (4.09m x 3.76m)

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

Upvc sun room:

9'6" x 2'7" (2.92m x 0.81m)

Over looking the garden, patio doors.

Bathroom:

6'9" x 5'6" (2.08m x 1.69m)

Comprising a modern suite "P" shaped bath with plumbed shower over, wc and wash hand basin with vanity unit. Full wall tiled, an extractor fan, upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

18'8" x 15'10" (5.71m x 4.85m)

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

En-suite:

8'5" x 4'11" (2.59m x 1.50m)

Comprising a modern suite, walk in shower with a plumbed

rainfall shower and separate rinse attachment, wc and wash hand basin with vanity unit. Full wall tiled, an extractor fan and ladder radiator.

Bedroom:

14'9" x 11'1" (4.51m x 3.40m)

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

Wc:

5'0" x 3'6" (1.54m x 1.08m)

Comprising a wc, wash hand basin with vanity unit, full wall tiled and upvc double glazed window.

Exterior:

To the front and side of the property is blocked paved with ample private parking.

Garden:

To the rear of the property is a private, low-maintenance garden. Artificial lawn with decorative pebbled borders, decked patio and water point.

Garage:

Double opening doors.

Notes:

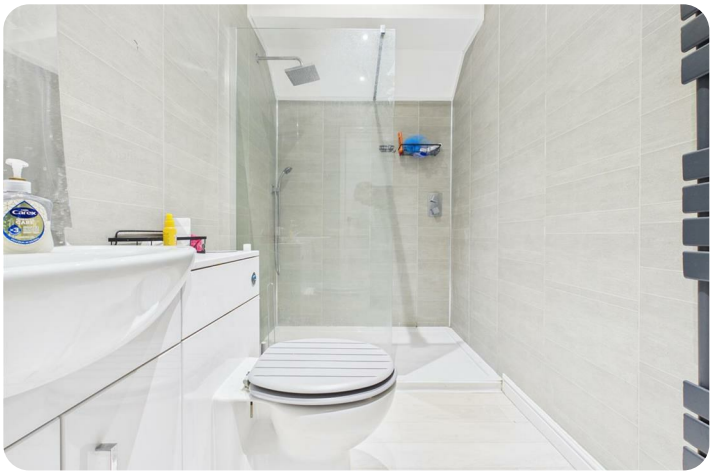
Council tax band: C

Purchase Procedure:

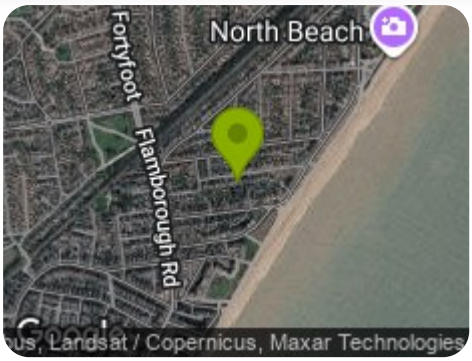
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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

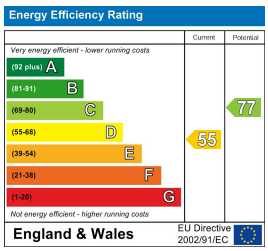


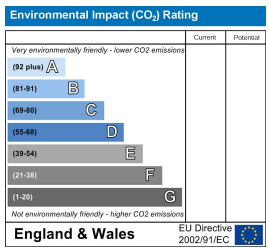
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.