BELT
ESTATE AGENCY

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4 Lamplugh Lane, Bridlington, YO15 2JY

Offers Over £250,000

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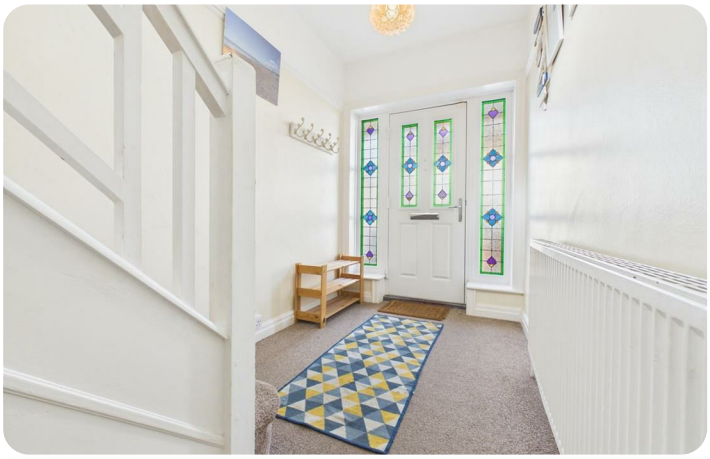

The Property Ombudsman
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4 Lamplugh Lane

Bridlington, YO15 2JY

Offers Over £250,000

A well appointed three bedroom detached house situated on Lamplugh Lane which is a quiet one way street running into Lamplugh Square and the area of the Avenues, being approx 300 metres from the North beach and sea front and with easy access into the town centre. The property could be ideal as a family home and is currently run as a successful holiday let.

This well presented property comprises: Ground floor: cloakroom, lounge and modern kitchen/diner. First floor: three double bedrooms and modern bathroom. Exterior: enclosed rear garden, private parking and garage. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, understairs storage cupboard and central heating radiator.

Cloakroom:

5'1" x 2'5" (1.56m x 0.75m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

14'7" x 10'11" (4.47m x 3.34m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Open plan kitchen/diner:

Kitchen:

11'3" x 6'11" (3.43m x 2.12m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and gas hob with extractor over. Plumbing for washing machine and dishwasher, integrated fridge/freezer, two upvc double glazed windows and upvc double glazed door onto the garden.

Dining area:

15'10" x 10'4" (4.83m x 3.15m)

A rear facing room, inset fireplace with wood surround, built in storage cupboards, upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window.

Bedroom:

15'7" x 9'11" (4.77m x 3.04m)

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

Bedroom:

12'5" x 9'3" (3.81m x 2.84m)

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

Bedroom:

7'10" x 6'11" (2.40m x 2.11m)

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

Bathroom:

8'7" x 7'4" (2.63m x 2.26m)

Comprises a modern suite, bath, shower cubicle with

plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, two upvc double glazed windows and chrome ladder radiator.

Exterior:

To the front of the property is a forecourt for parking. To the side elevation is a driveway with gated access to the garage and further parking.

Garden:

To the rear of the property is a enclosed garden, paved patio to artificial grass.

Garage:

Up and over door.

Notes:

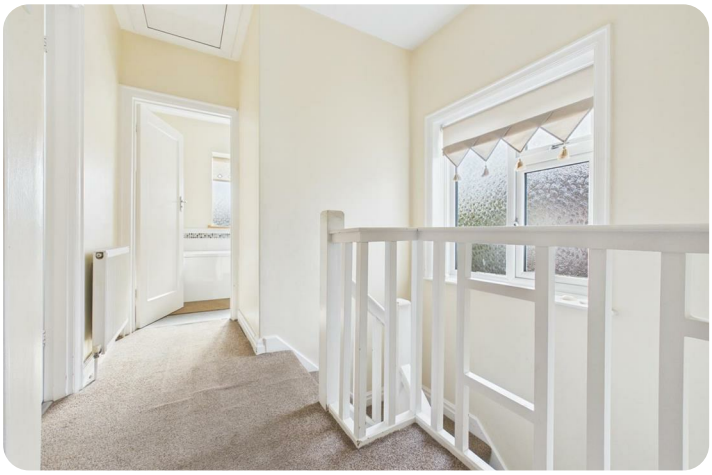
Council tax band:

Purchase procedure

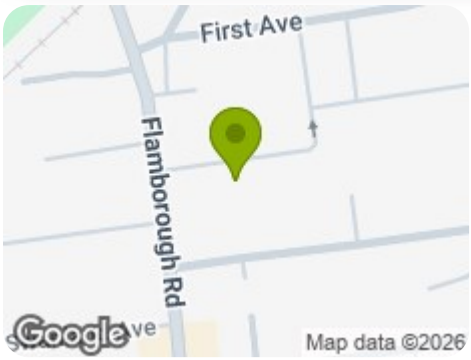
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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

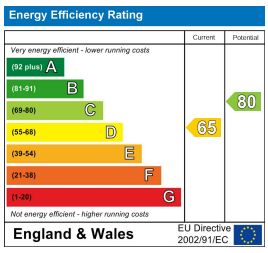


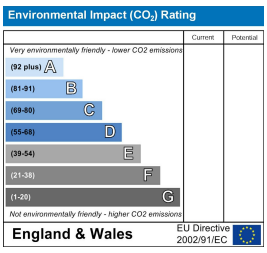
Floor Plan

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.