



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**26 Lamplugh Road, Bridlington, YO15 2JU**

**Price Guide £174,950**



# 26 Lamplugh Road

Bridlington, YO15 2JU

## Price Guide £174,950



Welcome to this ground floor apartment located on Lamplugh Road in the seaside town of Bridlington.

This spacious apartment boasts three reception rooms, providing ample space for relaxation and entertainment. With two well-proportioned bedrooms and a bathroom, this property is perfect for individuals or small families seeking comfort and convenience.

One of the standout features of this apartment is the large rear garden, offering a private outdoor space to enjoy the fresh sea air and sunshine. The property also includes a private driveway and a garage.

Situated just minutes from the stunning north beach and scenic cliff top walks. The nearby Sewerby Village adds to the charm, while easy access to the town centre ensures that all essential amenities are within reach, including shops, restaurants, and local services.

This property presents vast potential for those looking to make it their own. With no ongoing chain, you can move in without delay.

Don't miss the opportunity to make this apartment your new home.

### Private entrance:

Upvc double glazed door into inner lobby. Door into a spacious inner hall, built in storage cupboards and central heating radiator.

### Lounge:

15'9" x 14'11" (4.82m x 4.55m)

A spacious front facing room, electric fire with a wood surround, upvc double glazed bay window and double glazed window with side sea views and central heating radiator.

### Dining area:

13'10" x 8'3" (4.22m x 2.54m)

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

### Kitchen:

13'8" x 5'6" (4.19m x 1.69m)

Fitted with a range of base and wall units, stainless steel double sink unit, electric oven and hob with extractor over. Part wall tiled, upvc double glazed window, integrated fridge and freezer.

### Utility:

9'8" x 4'4" (2.97m x 1.34m)

Fitted with base units, sink unit, part wall tiled, tiled floor, plumbing for washing machine, upvc double glazed window, central heating radiator, courtesy door into the garage and upvc double glazed door onto the rear.

### Bedroom:

14'7" x 13'10" (4.46m x 4.22m)

A spacious rear facing double room, built in wardrobes, cupboards and drawers. Two upvc double glazed windows and central heating radiator.

### Bathroom:

7'7" x 4'4" (2.33m x 1.34m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, two upvc double glazed windows and central heating radiator.

### Lower ground floor:

**Bedroom:**

15'2" x 9'9" (4.63m x 2.98m)

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

**Sun room/Garden room**

15'0" x 13'2" (4.59m x 4.03m)

A rear facing room, built in cupboards, central heating radiator and upvc double glazed doors onto the garden.

**Exterior:**

To the front of the property is a small walled garden and private block paved driveway leading to the garage.

**Garden:**

To the rear of the property is a good size fenced garden, paved patio to lawn with borders of shrubs and bushes.

**Garage:**

Electric roller door, gas combi boiler, power and lighting.

**Notes:**

The property is freehold with a deed of covenant.  
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:**

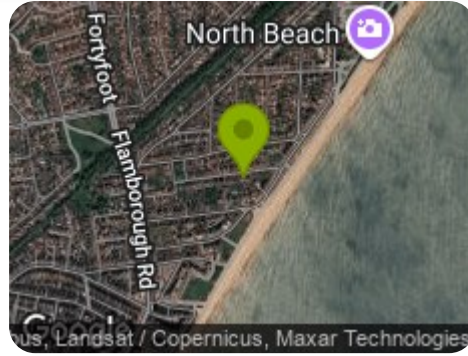
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



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

1362 ft<sup>2</sup>  
126.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**GIRAFFE360**



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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