BELT
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21 Lambert Road, Bridlington, YO16 6RD

Offers Over £230,000

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21 Lambert Road

Bridlington, YO16 6RD

Offers Over £230,000

Welcome to the desirable Lambert Road in the coastal town of Bridlington. This semi-detached house presents an excellent opportunity for families seeking a new home.
With two reception rooms and a conservatory this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living, while the bathroom is conveniently located.
One of the standout features of this home is the beautiful established west-facing garden, perfect for enjoying the afternoon sun.
Situated just off Fortyfoot on the north side of Bridlington, this residence is ideally located for families. Local schools are within easy reach, the north foreshore is approximately half a mile away, offering seaside walks. The town centre is also conveniently accessible, providing a variety of shops, cafes, and amenities.
This property is priced to sell, allowing the new owners the chance to put their own stamp on it and truly make it their own.
Whether you are a first-time buyer or looking to upgrade to a family home, this house is a fantastic choice in a prime residential location. Don't miss the opportunity to view this lovely property and envision the possibilities it holds for you and your family.

Entrance:

Upvc double doors into inner porch. Door into inner hall, understairs storage cupboard and central heating radiator.

Lounge:

12'5" x 11'10" (3.80m x 3.62m)
A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:

12'3" x 11'5" (3.74m x 3.50m)
A rear facing room, electric fire with brick inset and wood surround. Central heating radiator and door into:

Sun room:

10'1" x 9'1" (3.09m x 2.79m)
Over looking the garden, central heating radiator and french doors.

Kitchen:

17'1" x 6'9" (5.22m x 2.07m)
Fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, integrated microwave, space for fridge/freezer, plumbing for dishwasher and washing machine. Gas boiler, upvc double glazed window, central heating radiator and upvc double glazed door to side elevation.

First floor:

Upvc double glazed window.

Bedroom:

12'6" x 8'11" (3.83m x 2.73m)
A front facing double room, fitted wardrobes, upvc double glazed bay window and central heating radiator.

Bedroom:

9'3" x 7'3" (2.84m x 2.21m)
A rear facing double room, fitted wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

12'5" x 9'11" (3.81m x 3.03m)
A front facing single room, fitted wardrobe, upvc double glazed window and central heating radiator.

Bathroom:

7'1" x 5'10" (2.18m x 1.78m)
Comprises a modern suite, shower cubicle with plumbed in

shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Wc:

3'11" x 3'1" (1.21m x 0.94m)

Wc, full wall tiled, floor tiled, extractor and upvc double glazed window.

Exterior:

To the front of the property is a walled garden area with lawn and borders of shrubs and bushes. To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a good size private fenced west facing garden. Patio area, lawn, established borders of shrubs and bushes. A green house and timber built shed.

Garage:

Up and over door, power and lighting.

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.

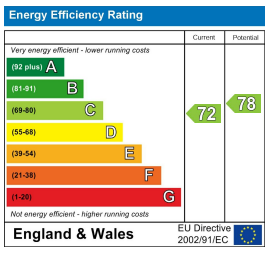
Road Map | Hybrid Map | Terrain Map

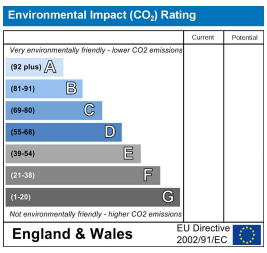
Floor Plan

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.