BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk

9 Lamplugh Road, Bridlington, YO15 2JU

Price Guide £315,000

5 | 1 | 3 | C

The Property Ombudsman
naea | propertymark PROTECTED

9 Lamplugh Road

Bridlington, YO15 2JU

Price Guide £315,000

Welcome to Lamplugh Road in the coastal town of Bridlington. This semi-detached house is a spacious family home.
The property features three well-proportioned bedrooms, complemented by two additional loft rooms, making it ideal for families or those seeking extra space for guests.
The property boasts two inviting reception rooms plus a conservatory providing ample space for relaxation and entertainment. The bathroom is conveniently located, ensuring ease of use for all residents. Additionally parking space available for two vehicles, a valuable asset in this desirable area.
Currently operated as a holiday let, the property has been well-maintained and is ready for new owners to either continue or as a permanent residence.
Location is key, and this property does not disappoint. Just minutes away, you will find the stunning north beach, perfect for leisurely strolls and family outings. The scenic cliff top walks offer breathtaking views, the nearby Sewerby Village adds to the area's charm, while the town centre is easily accessible, providing essentials including shops, restaurants, and local services.
Whether you envision it as a family home or a lucrative holiday let, this semi-detached house on Lamplugh Road is a must-see for anyone seeking coastal living in Bridlington.
NO ONWARD CHAIN

Entrance:

Upvc double glazed door into inner porch, tiled floor. Upvc double glazed door into a spacious inner hall, understairs storage cupboard and central heating radiator.

Lounge:

12'10" x 12'10" (3.92m x 3.92m)
A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:

17'1" x 11'5" (5.22m x 3.48m)
A spacious rear facing room, gas fire in a traditional surround, central heating radiator and upvc double glazed patio doors into the conservatory.

Conservatory:

11'9" x 6'3" (3.59m x 1.92m)
Over looking the garden, french doors.

Kitchen/diner:

13'7" x 8'9" (4.16m x 2.67m)
Fitted with a range of base and wall units, stainless steel sink unit, electric double oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, integrated dishwasher, two upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

First floor:

Upvc double glazed window and built in storage cupboard housing gas combi boiler.

Bedroom:

14'10" x 10'5" (4.53m x 3.20m)
A spacious front facing double room with distant side sea view, built in sliding wardrobes, upvc double glazed bay window and central heating radiator.

Bedroom:

15'2" x 10'1" (4.63m x 3.09m)
A spacious rear facing double room, built in shelves, upvc double glazed window and central heating radiator.

Bedroom:

8'9" x 8'3" (2.68m x 2.54m)
A front facing single room, upvc double glazed window and central heating radiator.

Bathroom:

7'1" x 6'11" (2.16m x 2.12m)
Comprises free standing roll top bath, shower cubicle with plumbed in shower and wash hand basin. Full wall tiled, floor tiled, built in storage cupboards, upvc double glazed window and central heating radiator.

Wc:

4'4" x 2'10" (1.34m x 0.88m)
Wc, full wall tiled, floor tiled and upvc double glazed window.

Second floor:

Loft room:

11'1" x 9'2" (3.38m x 2.80m)
A front facing double room, two velux windows and central heating radiator.

Loft room:

11'1" x 9'1" (3.38m x 2.77m)
A rear facing double room, two velux windows and central heating radiator.

Exterior:

To the front of the property is private parking for two cars.

Garden:

To the rear of the property is a enclosed garden, patio to lawn with borders of hedges. Water point and brick built outbuilding for storage.

Notes:

Council tax band C

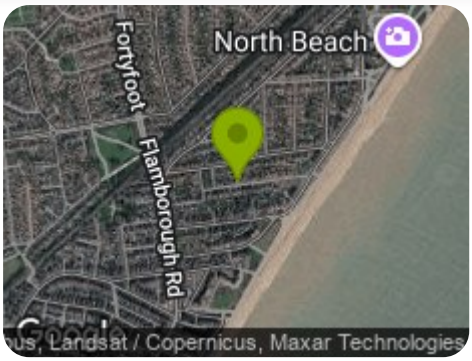
Purchase procedure

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

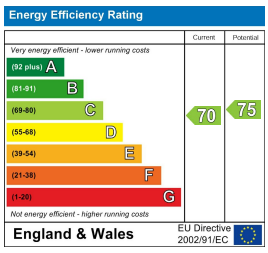


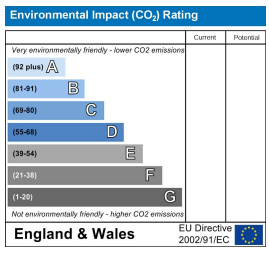
Floor Plan

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.