



20 Applegarth Lane, Bridlington, YO16 7LA

Price Guide £145,000



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Welcome to Applegarth Lane in the coastal town of Bridlington, a three bedroom semi-detached house. Situated near the historic Priory Church and Bridlington's old town, you will be surrounded by a vibrant community filled with an array of shops, eateries, galleries, and traditional pubs, all just a short stroll away. The nearby bus stop offers excellent transport links, making it easy to explore the surrounding areas.

This property is particularly appealing for first-time buyers, and it comes with no ongoing chain, allowing for a smooth and straightforward purchase process.

The property comprises: Ground floor: lounge, dining room, kitchen, sun room and wc. First floor: three bedrooms and bathroom. Exterior: gardens, workshop and potential for private parking. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner porch. Upvc double glazed door into inner hall, central heating radiator.

Lounge:

11'8" x 11'8" (3.57m x 3.56m)

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

Dining room:

11'3" x 6'3" (3.44m x 1.91m)

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

Kitchen:

11'8" x 10'4" (3.56m x 3.17m)

Fitted with a range of base and wall units, stainless steel

double sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, central heating radiator and double doors into:

Sun room:

13'7" x 7'5" (4.15m x 2.27m)

A rear facing room, built in storage cupboard, tiled floor, upvc double glazed windows, central heating radiator, upvc double glazed door into side porch.

Wc:

4'5" x 1'10" (1.35m x 0.57m)

Wc, wash hand basin and part wall tiled.

Upvc side porch:

Tiled floor, upvc door to the front elevation and door into the workshop.

First floor:

Access to a boarded loft space by drop down ladder.

Bedroom:

11'10" x 11'8" (3.62m x 3.57m)

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

Bedroom:

11'6" x 10'3" (3.52m x 3.13m)

A rear facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

6'8" x 4'11" (2.04m x 1.51m)

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

Bathroom:

6'4" x 6'3" (1.94m x 1.92m)

Comprises electric shower, wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a low maintenance pebbled garden. Dropped curb with potential for parking with some adjustments to the garden. Gated side access to the porch which gives access to the brick built workshop with power and lighting.

Garden:

To the rear of the property is a fenced low maintenance garden. Mainly paved, decked patio, a pond and a shed.

Notes:

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



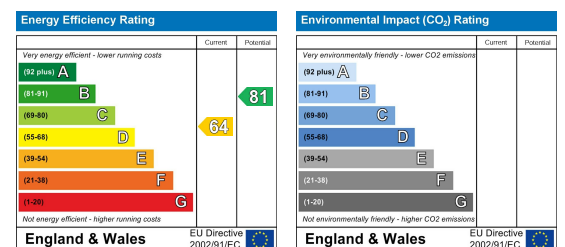
Floor Plan



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



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