BELT
ESTATE AGENCY

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

10 Lamplugh Road, Bridlington, YO15 2JU

Price Guide £280,000

4 2 3 D

The Property Ombudsman
naea | propertymark PROTECTED

10 Lamplugh Road

Bridlington, YO15 2JU

Price Guide £280,000

Welcome to Lamplugh Road in Bridlington, a semi-detached house built in 1903 which boasts a deceptive spaciousness that is sure to impress.
Upon entering, you are greeted by three reception rooms, offering ample space for entertaining guests or simply unwinding after a long day. With four bedrooms and two bathrooms, there is no shortage of room for the whole family to enjoy.
The current owners have taken great care to modernise this home while preserving its period features, creating a perfect blend of charm and contemporary convenience.
Situated in a prime location near the north beach, cliff top walks, and Sewerby Village. Additionally, easy access to the town centre ensures that all amenities are within reach.
If you are seeking a characterful home with generous living space and a fantastic location, look no further than this delightful property on Lamplugh Road.

Entrance:

Upvc double glazed door into inner lobby, tiled floor. Door into a spacious inner hall, central heating radiator.

Lounge:

18'1" x 12'9" (5.52m x 3.89m)
A spacious front facing room, bespoke built in storage cupboards and shelves. Upvc double glazed bay window and central heating radiator.

Sitting room:

15'7" x 12'10" (4.76m x 3.93m)
A rear facing room, period fireplace with cast iron inset and wood surround. Stripped floor boards, central heating radiator and upvc double glazed french doors onto the rear garden.

Dining room:

13'6" x 11'8" (4.12m x 3.57m)
A rear facing room, multi fuel burning stove, understairs storage cupboard, gas boiler, built in shelving, upvc double glazed window and central heating radiator.

Kitchen:

10'10" x 10'2" (3.31m x 3.12m)
Fitted with a range of modern base and wall units, electric oven, gas hob with stainless steel extractor over. Stainless steel sink unit, integrated dishwasher, space for a fridge/freezer, plumbing washing machine, two upvc double glazed windows and upvc double glazed door to the side elevation.

First floor:

A spacious landing, upvc double glazed window.

Bedroom:

15'7" x 12'10" (4.75m x 3.92m)
A spacious rear facing double room, period cast iron fireplace, upvc double glazed window and central heating radiator.

Bedroom:

14'9" x 12'9" (4.52m x 3.91m)
A spacious front facing double room, period fireplace with cast iron inset and wood surround. Upvc double glazed window and central heating radiator.

Bedroom:

11'4" x 9'2" (3.47m x 2.81m)
A rear facing double room, period cast iron fireplace, upvc double glazed window and central heating radiator.

En-suite:

6'1" x 2'4" (1.87m x 0.73m)
Comprises shower cubicle with plumbed shower, wc, wash hand basin and Full wall tiled.

Bedroom:

10'9" x 6'7" (3.29m x 2.01m)
A front facing single room, built in wardrobe, upvc double glazed window and central heating radiator.

Bathroom:

7'10" x 6'4" (2.40m x 1.94m)

Comprises a modern suite, free standing bath, wc, wash hand basin. part wall tiled and upvc double glazed window.

Wc:

5'1" x 2'9" (1.56m x 0.85m)

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

Exterior:

To the front of the property is a small block paved walled garden and gated side access to the rear garden.

Garden:

To the rear of the property is a south facing, low maintenance garden. Mainly block paved, pebbled border and decked patio. A large shed.

Notes:

Council Tax Band: D

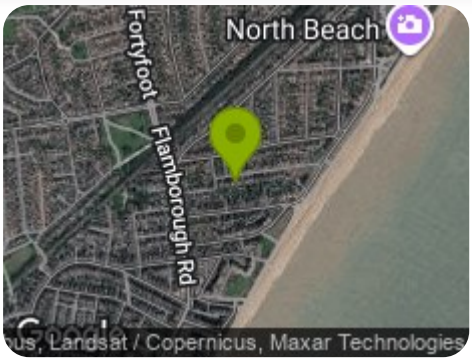
Purchase Procedure:

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

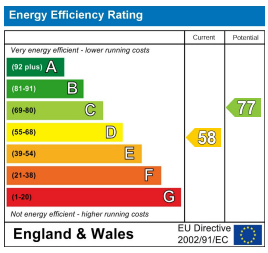


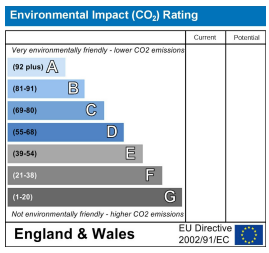
Floor Plan

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.