



BELT
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27 Applegarth Lane, Bridlington, YO16 7LF

Price Guide £160,000



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Welcome Applegarth Lane in Bridlington, this spacious two bedroom semi-detached bungalow presents a wonderful opportunity for those seeking a project to make their own.

The property is set on a generous corner plot, providing a large garden that is ideal for outdoor activities, gardening, or simply relaxing in the fresh air.

Conveniently located near the historic Priory Church and Bridlington's old town, you'll find yourself immersed in a vibrant community with an array of shops, eateries, galleries, and traditional pubs just a stone's throw away. The proximity to the bus stop ensures easy access to explore the surrounding areas.

No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, central heating radiator. Access to a boarded loft space via a fitted drop down ladder, power, lighting and velux window.

Lounge:

15'6" x 11'5" (4.73m x 3.48m)

A front facing room, gas fire in a stone surround, upvc double glazed bay window, two upvc double glazed windows and central heating radiator.

Kitchen:

13'5" x 9'3" (4.10m x 2.82m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, gas combi boiler, full wall tiled, plumbing for dishwasher, three upvc double glazed windows and two central heating radiators.

Side porch/utility:

8'10" x 2'9" (2.71m x 0.85m)

Plumbing for washing machine, upvc double glazed window, part wall tiled and upvc double glazed door onto the garden.

Bedroom:

11'3" x 8'7" (3.45m x 2.63m)

A rear facing double room, central heating radiator and upvc double glazed patio doors into the sun room.

Sun room:

9'8" x 7'2" (2.97m x 2.20m)

Over looking the garden, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bedroom:

11'3" x 7'2" (3.45m x 2.20m)

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

Bathroom:

6'6" x 5'8" (1.99m x 1.73m)

Comprises shower cubicle with electric shower, wc and wash hand basin, full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled pebbled garden. Driveway leading to the garage.

Garden:

To the rear of the property is a good size fenced garden. Paved patios, pebbled areas with well stocked flower beds and borders.

Garage:

Up and over door.

Notes:

Council tax band: A

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,

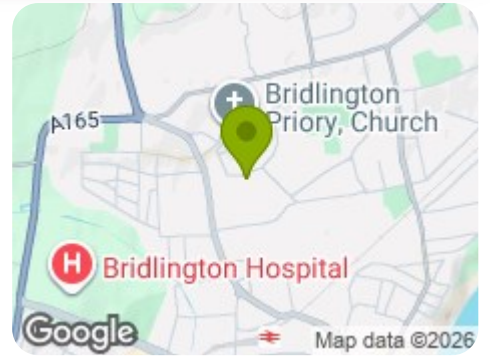
individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to 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.



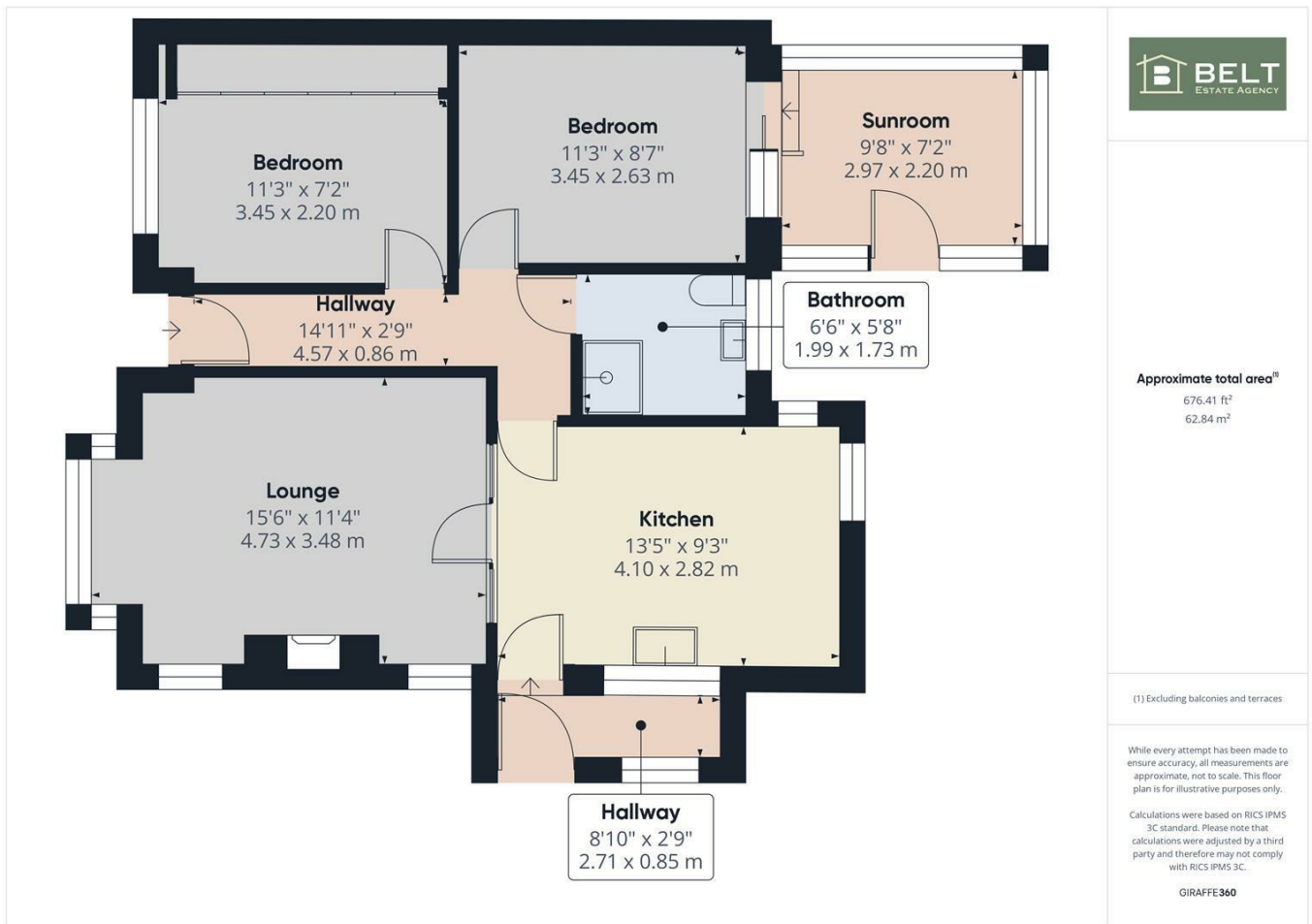
Road Map

Hybrid Map

Terrain Map



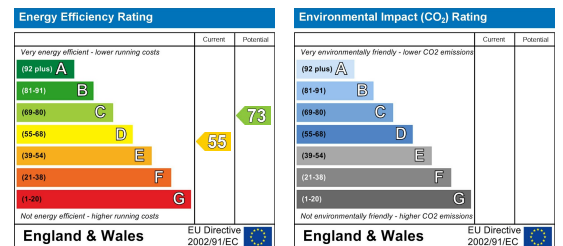
Floor Plan



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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