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# 22B Lamplugh Road, Bridlington, YO15 2JU

## Price Guide £330,000

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The Property Ombudsman

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# 22B Lamplugh Road

Bridlington, YO15 2JU

## Price Guide £330,000





Welcome to Lamplugh Road in the seaside town of Bridlington. This detached house offers a perfect blend of modern living and coastal charm. Built in 2001 this property is an ideal family home.
Upon entering, you will find a well-proportioned reception room that provide ample space for relaxation and entertainment.
The heart of the home is the open plan kitchen, dining, and living area, which flows seamlessly to a lovely conservatory, allowing natural light to flood the space. This layout is perfect for family gatherings or hosting friends, creating a warm and inviting atmosphere.
The property boasts three generous bedrooms, providing plenty of room for family members or guests. The well-appointed bathroom ensures convenience for all.
One of the standout aspects of this home is its prime location, situated just a mere two-minute walk from the stunning north beach. This proximity to the coast allows for leisurely strolls along the shore and the enjoyment of seaside activities. With easy access to the town centre ensures that all essential amenities are within reach, including shops, restaurants, and local services
This modern detached house on Lamplugh Road is a fantastic opportunity for families or anyone looking to embrace a coastal lifestyle. With its spacious interiors and close proximity to the beach, it truly is a property not to be missed.

### Entrance:

Upvc double glazed door opening into the welcoming inner hall, central heating radiator, useful under-stairs storage space and alarm panel.

### Wc:

6'5" x 3'5" (1.98m x 1.06m )

Wc, wash hand basin with vanity unit, extractor and central heating radiator.

### Utility:

6'5" x 6'1" (1.97m x 1.87m)

Fitted base units, stainless steel sink unit, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Lounge:

15'10" x 9'0" (4.85m x 2.75m)

A front facing room, modern electric wall mounted fire, a useful storage cupboard housing the gas combi boiler, two upvc double glazed windows and central heating radiator.

### Open plan kitchen/dining/living:

### Kitchen:

10'2" x 9'1" (3.11m x 2.79m )

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Complemented by part tiled walls, integrated fridge/freezer and upvc double glazed window.

### Dining/living area:

20'2" x 11'8" (6.15m x 3.57m)

A rear facing room featuring a electric fire in a modern surround, central heating radiator, upvc double glazed patio doors provide access to the rear garden and upvc double glazed french doors leading into the conservatory.

### Upvc conservatory:

11'4" x 9'7" (3.46m x 2.94m)

A rear facing room over looking the garden, tiled floor and upvc double glazed patio doors.

### First floor:

Upvc double glazed window, large walk in storage cupboard and access to loft space.

### Bedroom:

20'0" x 11'6" (6.11m x 3.53m)

A spacious rear facing double bedroom, two upvc double glazed windows and two central heating radiators.

## Bedroom:

16'0" x 9'0" (4.88m x 2.75m)

A spacious front facing double bedroom, upvc double glazed window and central heating radiator.

## Bedroom:

10'0" x 7'4" (3.05m x 2.26m)

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

## Bathroom:

10'0" x 9'2" (3.05m x 2.80m )

Comprising a modern suite with bath, separate shower cubicle with plumbed shower, wc and double wash hand basins with vanity unit. Finished with part tiled walls, extractor fan, two upvc double glazed windows, ladder radiator and central heating radiator.

## Exterior:

To the front of the property is a walled garden with lawn and private driveway for parking.

## Garden:

To the rear of the property is a private, south facing, enclosed garden. Featuring a paved patio area leading onto a lawn with attractive pebbled borders, established shrubs and bushes. The garden also benefits from a timber-built shed, useful bin store and outside water point.

## 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









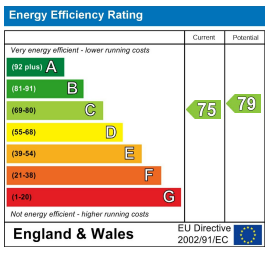

## Floor Plan

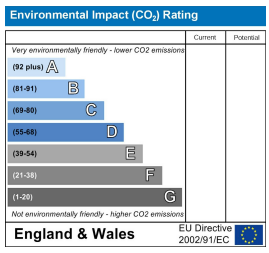



## Viewing

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




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