



42 Applegarth Lane, Bridlington, YO16 7LA

Price Guide £180,000



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A three bedroom detached house located close to Bridlington's Old Town with its array of shops, public houses, galleries and restaurants. Also convenient for local schools and the parade of shops on St John Street.

The property comprises: Ground floor: spacious lounge, open plan kitchen/diner and bedroom/office. First floor: three bedrooms and bathroom. Exterior: driveway and enclosed garden. Upvc double glazing and gas central heating.

Entrance:

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

Lounge:

14'4" x 14'6" (4.37m x 4.42m)

A front facing room, fireplace with wood surround, upvc double glazed window, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

14'5" x 13'5" (4.41m x 4.09m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

Bedroom/office:

11'2" x 6'2" (3.42m x 1.90m)

A double aspect room, two upvc double glazed windows.

First floor:

Upvc double glazed window.

Bedroom:

14'1" x 9'3" (4.31m x 2.83m)

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

Bedroom:

9'8" x 9'3" (2.96m x 2.83m)

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

Bedroom:

11'5" x 4'10" (3.48m x 1.48m)

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

Bathroom:

7'0" x 3'10" (2.14m x 1.17m)

Comprises bath with plumbed in shower over, 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 block paved driveway with ample parking.

To the rear of the property is a fenced low maintenance paved garden and raised flower beds.

Notes:

Council tax band: B

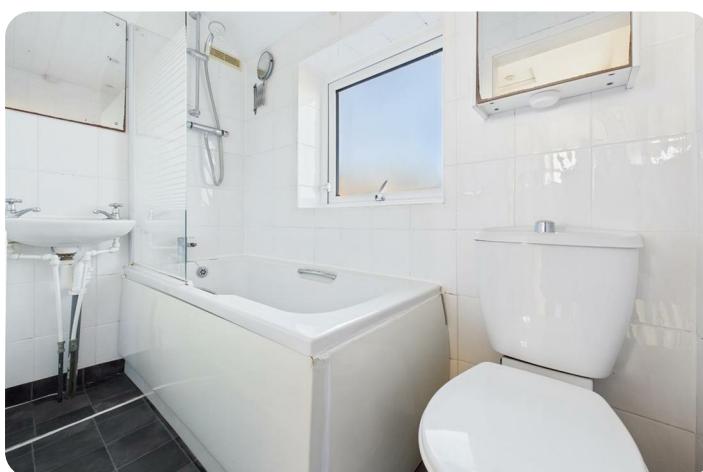
Purchase procedure

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.

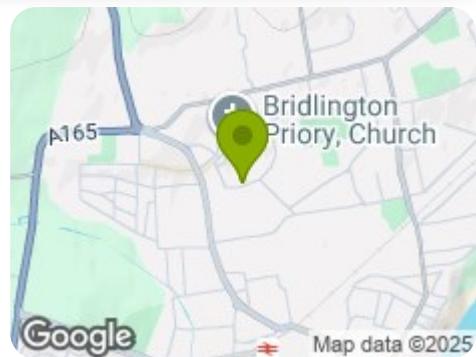
PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



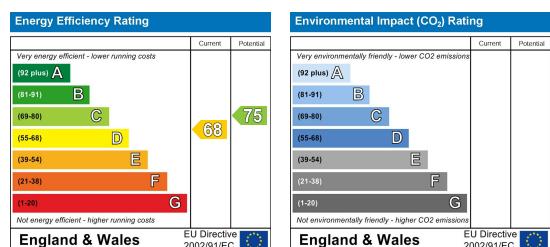
Floor Plan



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



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