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**21 Lamplugh Road
Bridlington
YO15 2JU**

**First floor apartment
Two bedrooms
Gas CH and uPVC DG**

**Parking, garage and garden
Spacious layout
Less than 200m to seafront**

**Asking Price Of:
£143,000**



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PROPERTY PROFESSIONALS SINCE 1891

21 Lamplugh Road

Bridlington

YO15 2JU



LOCATION

The property is located less than 200m to Bridlington's north side seafront, and less than a mile away from the town centre. Local shops can be found in nearby Flamborough Road and the northern end of Bridlington promenade.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

This is a super opportunity for a purchaser to acquire a two bedroomed, first floor apartment which is set in a great location, very close to the north side seafront.

The accommodation is generously proportioned with good sized rooms, however is in need of upgrading in areas, briefly comprising private entrance, lounge, kitchen, two good-sized bedrooms, separate WC and shower room. Outside is a large rear garden with a green house and potting shed, parking and garage. The apartment also benefits from gas central heating and uPVC double glazing.

Suitable for a variety of purchasers including investors, first time buyers etc.

SIDE ENTRANCE DOOR

Stairs to:

FIRST FLOOR LANDING

20' 8" x 6' 6" (6.3m x 1.98m)

With loft access, radiator and storage cupboard.

LOUNGE

15' 5" x 15' 0" (4.7m x 4.57m)

With window to front elevation, TV point, electric fire with marble inset, hearth and white surround.



KITCHEN

10' 11" x 10' 9" (3.33m x 3.28m)

With a range of wall, base and drawer units, worktop over, stainless steel sink unit, space for washing machine, cooker, fridge freezer and dishwasher. Tiled laminate flooring, radiator and window to front elevation.



BEDROOM 1

13' 5" x 11' 2" (4.09m x 3.4m)

With window to rear elevation and radiator.



BEDROOM 2

14' 9" x 12' 6" (4.5m x 3.81m)

With window to rear elevation, radiator, wall mounted gas central heating boiler and a range of storage cupboards.



BATHROOM

7' 10" x 6' 8" (2.39m x 2.03m)

Incorporating quadrant shower cubicle with electric shower over, pedestal wash hand basin, heated towel ladder, tiled throughout and window to side elevation.



SEPARATE WC

5' 8" x 2' 10" (1.73m x 0.86m)

With low flush WC unit, part tiled wall and tiled flooring.

OUTSIDE

The property has a single garage, parking and a large garden at the rear.



TENURE

Leasehold, the lease is 500 years from 1987.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

SERVICES

All mains services connected.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

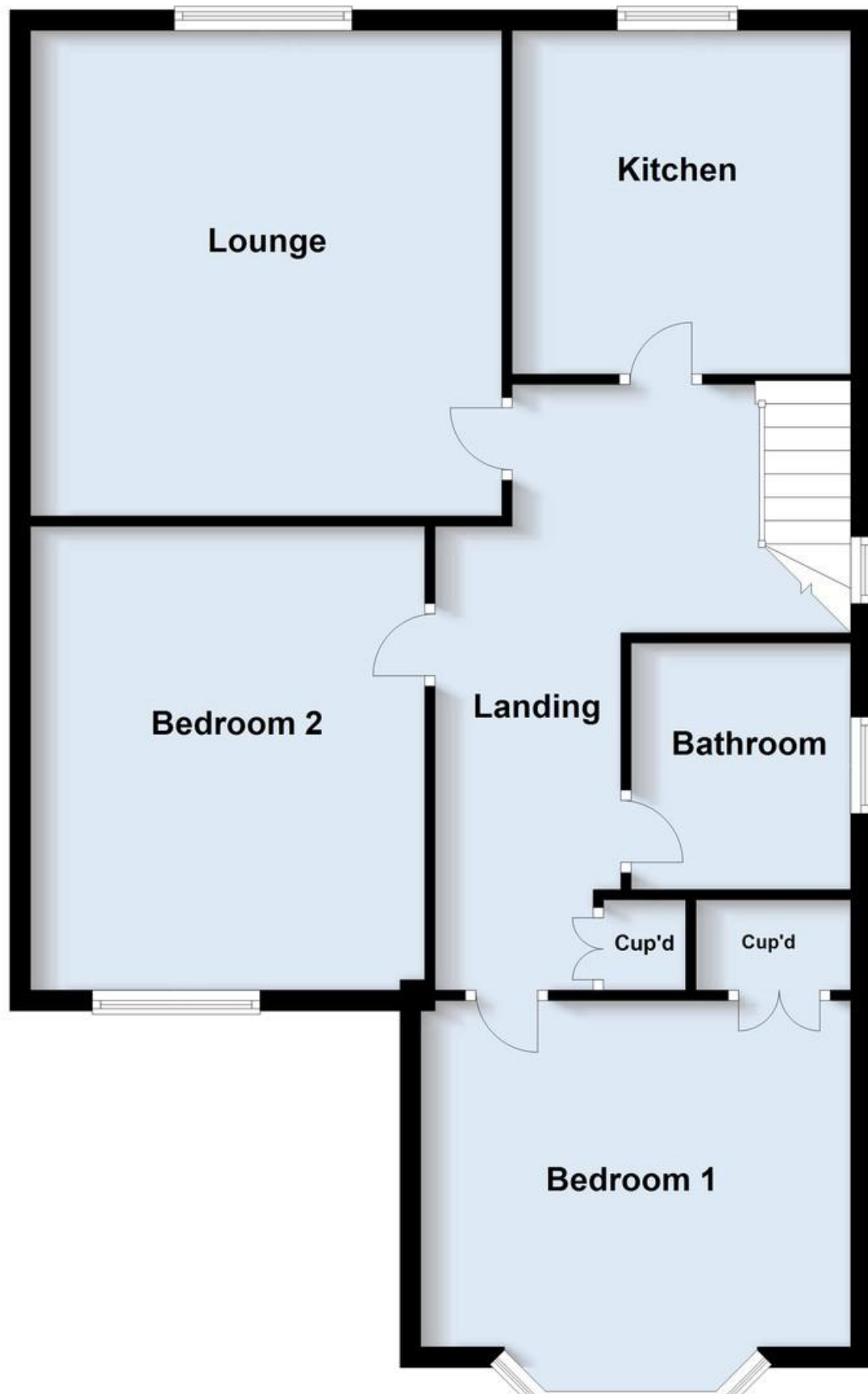
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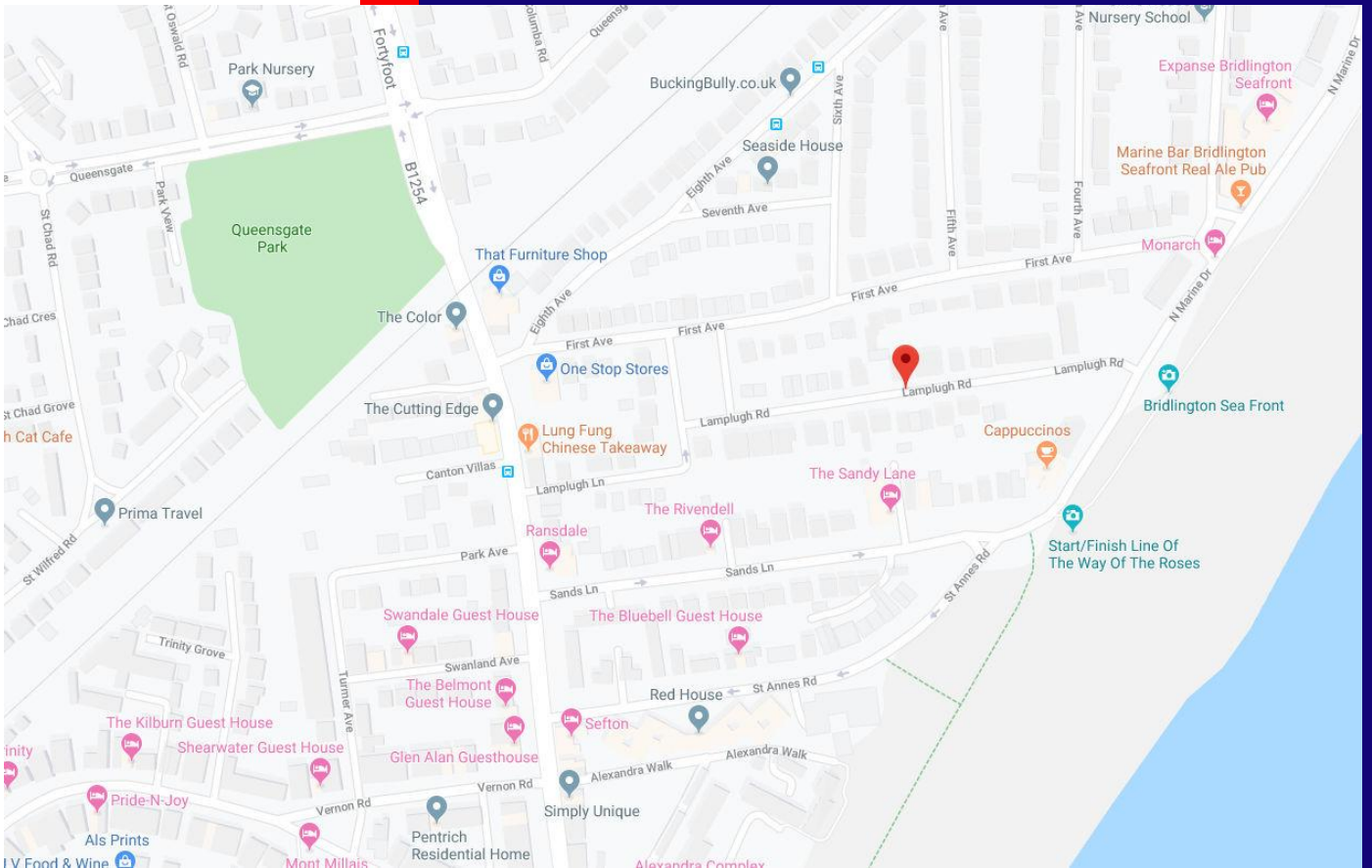
VIEWING

Strictly by appointment (01262) 401401 or
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Regulated by RICS

First Floor





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