

# Lamplugh Lane, Bridlington



**Detached House  
Good Condition Throughout  
Three Bedrooms  
Dining Room  
Modern Fully Fitted Kitchen  
Bathroom/WC**

**Gas Central Heating  
Majority UPVC Double Glazing  
Private Enclosed Rear Garden  
Garage and Driveway  
With Parking  
Popular Residential Location**

Offers Based on

**£162,000**



**Independent  
Estate Agents**

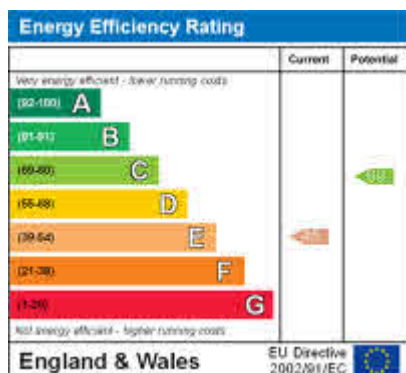
34 Quay Road  
Bridlington, YO15 2AP  
Tel: 01262 424274  
Fax: 01262 403071

[www.HomefinderLtd.co.uk](http://www.HomefinderLtd.co.uk)

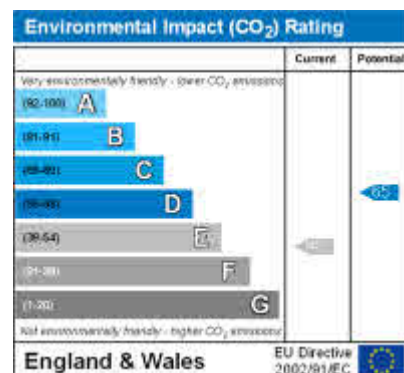
# PROPERTY SPECIFICATION

## 4 Lamplugh Lane, Bridlington

<b>LOCATION</b>	Situated towards the ever popular North side of Bridlington being close to the Avenues. Local amenities are situated on Flamborough Road these being within easy walking distance. The seafront and cliffs are also close by. A regular bus route provides town centre access.
<b>PROPERTY</b>	This three bedroomed detached property is in good condition throughout and benefits from gas central heating, majority uPVC double glazing, private enclosed rear garden, private garage and driveway for parking.
<b>ENTRANCE HALL</b>	Original timber framed leaded light glazed entrance door and surround, picture rail, under stairs storage cupboard, laminate flooring, radiator.
<b>DINING ROOM</b>	15'10" x 11'0" (4.83m x 3.35m) With decorative ceiling rose, picture rail, storage cupboard with drawers, rear facing and side facing uPVC double glazed windows, laminate flooring, doorway to:
<b>KITCHEN</b>	7'2" x 4'8" (2.18m x 1.42m) Fitted with a range of modern wall mounted and base level units with worktops over, plumbing for automatic washing machine, ceiling spot lights, "Ariston" central heating and hot water combination boiler, radiator/ towel heater, Rear Facing and side facing Upvc double glazed windows half glazed uPVC exit door leading into rear garden.
<b>LOUNGE</b>	18'1" x 11'0" (5.51m x 3.35m) Fitted gas fire with marble effect stylish surround with hearth and inset, decorative ceiling rose, picture rail, front facing original single glazed timber bay window with coloured leaded light decoration, laminate flooring, radiator.
<b>HALF LANDING</b>	With side facing facing timber framed single glazed coloured leaded light window.
<b>LANDING</b>	4'10" x 2'10" (1.47m x 0.86m) With roof void access hatch, radiator.
<b>SEPARATE WC</b>	2'10" x 4'10" (0.86m x 1.47m) With side facing UPVC double glazed window, radiator, low flush WC.
<b>BATHROOM</b>	7'6" x 5'7" (2.29m x 1.70m) Comprising three piece white suite with bath and "Triton Opal" shower, half tiled, rear facing uPVC double glazed window, radiator.
<b>BEDROOM 1</b>	16'4" x 10'1" (4.98m x 3.07m) With front facing original coloured leaded light bay window, dado rail, radiator, side facing uPVC double glazed window.
<b>BEDROOM 2</b>	12'10" x 9'5" (3.91m x 2.87m) With rear facing uPVC double glazed window, dado rail, side facing uPVC double glazed window.
<b>BEDROOM 3</b>	8'7" x 7'0" (2.61m x 2.13m) With front facing timber framed coloured leaded light window, dado rail, radiator.
<b>EXTERIOR</b>	
<b>FRONT</b>	Private enclosed front with walled boundaries, paved, mature shrubs.
<b>REAR</b>	Private enclosed rear garden, patio area, planted areas with shrubs, gated access leading to driveway with parking for 2-3 vehicles.
<b>GARAGE</b>	Single garage with up and over door, side access door to garage.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	Band C.
<b>VIEWING</b>	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.