



Ulllyotts
Estate Agents

**Balmoral Guest House,
21 Marshall Avenue
Bridlington, YO15 2DT**

Guest House - 8 letting rooms
Owners living quarters
Patio area, 1 parking space

Gas CH, mainly uPVC DG
Great central location
Good business opportunity

**Asking price of:
£175,000**



01262 401401

www.ullyotts.co.uk

brid@ullyotts.co.uk

■ Ulyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ulyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

Balmoral Guest House, 21 Marshall Avenue Bridlington YO15 2DT

LOCATION

Balmoral Guest House is situated on Marshall Avenue which is close to all amenities, shops, local eateries, beach, seafront and harbour. The bus and train station are also very close to hand.

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

A great business opportunity for somebody wanting to take on this very spacious guest house, for sale as a going concern. The property has eight letting bedrooms, with ensuites, plus owners accommodation which offers 1/2 bedrooms, lounge, bathroom and conservatory/laundry.

The property has uPVC double glazing (in most windows), gas central heating, one parking space to the front and has permits available for guests.

Further details of the business are available on request, please note that the business is not VAT registered. Business and private bookings can be made through 'booking.com'.

ENTRANCE PORCH

4' 4" x 3' 8" (1.32m x 1.12m)

With timber door front door and vinyl flooring.

ENTRANCE HALL

12' 6" x 4' 5" (3.81m x 1.35m)

With radiator.

LOUNGE

16' 1" x 13' 3" (4.9m x 4.04m)

With bay window to front elevation, brick feature fire place with wooden surround and gas fire, TV point, radiator and plate rack.



BREAKFAST ROOM

15' 5" x 12' 9" (4.7m x 3.89m)

With radiator, two side windows, archway to the reception area and large under stairs cupboard.



RECEPTION AREA

16' 5" x 12' 6" (5m x 3.81m)

With reception desk, French doors to patio area, feature fire place with wood burning stove, three radiators, fixed seating area and beamed ceiling.



OWNERS ACCOMMODATION

Further details of these are to be added. These quarters incorporate 1/2 bedrooms, spacious living room overlooking the patio garden, bathroom facilities and laundry/conservatory.

STAIRS TO FIRST FLOOR LANDING

GUEST BEDROOM 1

11' 10" x 7' 10" (3.61m x 2.39m)

With window to rear elevation and radiator.



KITCHEN

12' 1" x 11' 9" (3.68m x 3.58m)

With a modern range of wall, base and drawer units, vinyl flooring, stainless steel sink unit, worktop over, splashback, range cooker and window to side elevation.



UTILITY ROOM

10' 7" x 10' 4" (3.23m x 3.15m)

With window and door to side elevation, large storage cupboard and vinyl flooring.

ENSUITE (BEDROOM 1)

8' 9" x 5' 7" (2.67m x 1.7m)

With storage cupboard, pedestal wash hand basin, low level WC, panel bath with glass shower screen and shower from the taps and window to side elevation.



SEPARATE WC

5' 5" x 3' 1" (1.65m x 0.94m)

With WC, wall mounted wash hand basin and window to side elevation.



SPLIT LEVEL LANDING

With radiator.

GUEST BEDROOM 2

12' 11" x 10' 6" (3.94m x 3.2m)

With radiator and window to rear elevation.



ENSUITE (BEDROOM 2)

7' 6" x 2' 6" (2.29m x 0.76m)

With shower cubicle and electric shower over, pedestal wash hand basin and low level WC.

INNER LOBBY

Leads to bedrooms 3 and 4. With storage cupboard.

GUEST BEDROOM 3

10' 11" x 9' 7" (3.33m x 2.92m)

With radiator, window to front elevation and vanity sink unit.



ENSUITE (BEDROOM 3)

9' 10" x 2' 10" (3m x 0.86m)

With low level WC, shower cubicle with electric shower over and vinyl flooring.

GUEST BEDROOM 4

13' 3" x 6' 2" (4.04m x 1.88m)

This is a single bedroom with window to front elevation, pedestal wash hand basin, shower cubicle with electric shower over and radiator.



STAIRS TO SECOND FLOOR LANDING

With storage.

BEDROOM 5

12' 1" x 11' 0" (3.68m x 3.35m)

With window to rear elevation and radiator.



ENSUITE (BEDROOM 5)

9' 4" x 5' 6" (2.84m x 1.68m)

With panel bath, glass shower screen, pedestal wash hand basin, low level WC, heated towel ladder, vinyl flooring and window to side elevation.



SEPARATE WC

5' 11" x 2' 9" (1.8m x 0.84m)

With low level WC, vinyl flooring and window to side elevation.

GUEST BEDROOM 6

12' 3" x 10' 7" (3.73m x 3.23m)

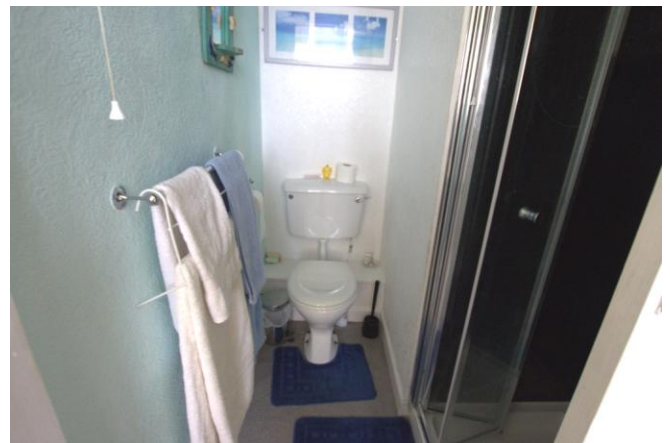
With radiator, window to rear elevation and vanity sink unit.



ENSUITE (BEDROOM 6)

5' 10" x 5' 0" (1.78m x 1.52m)

With shower cubicle, low level WC, ceiling spotlight and vinyl flooring.



GUEST BEDROOM 7

12' 8" x 12' 4" (3.86m x 3.76m)

With window to front elevation, radiator and vanity sink unit.



ENSUITE (BEDROOM 7)

8' 6" x 2' 11" (2.59m x 0.89m)

With low level WC, shower cubicle with electric shower over and vinyl flooring.



GUEST BEDROOM 8

9' 7" x 9' 4" (2.92m x 2.84m)

With window to front elevation, radiator, vanity sink unit and shower cubicle.



OUTSIDE

To the front of the property is a forecourt area which provides parking for one vehicle. At the rear is a sunny patio area.

TENURE

Freehold.

SERVICES

All mains services connected.

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.

COUNCIL TAX BAND

Band A.

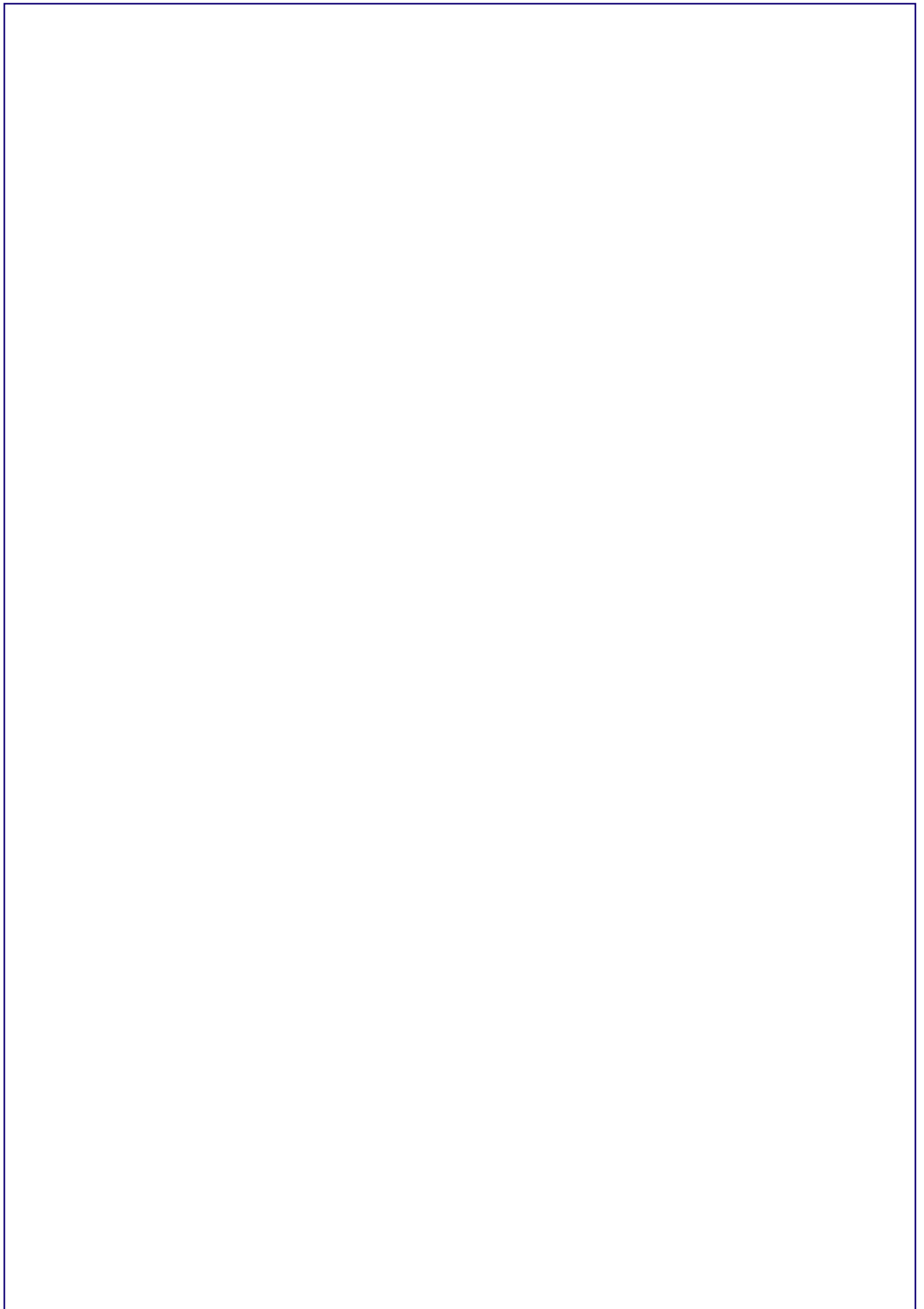
ENERGY PERFORMANCE CERTIFICATE

Rating C.

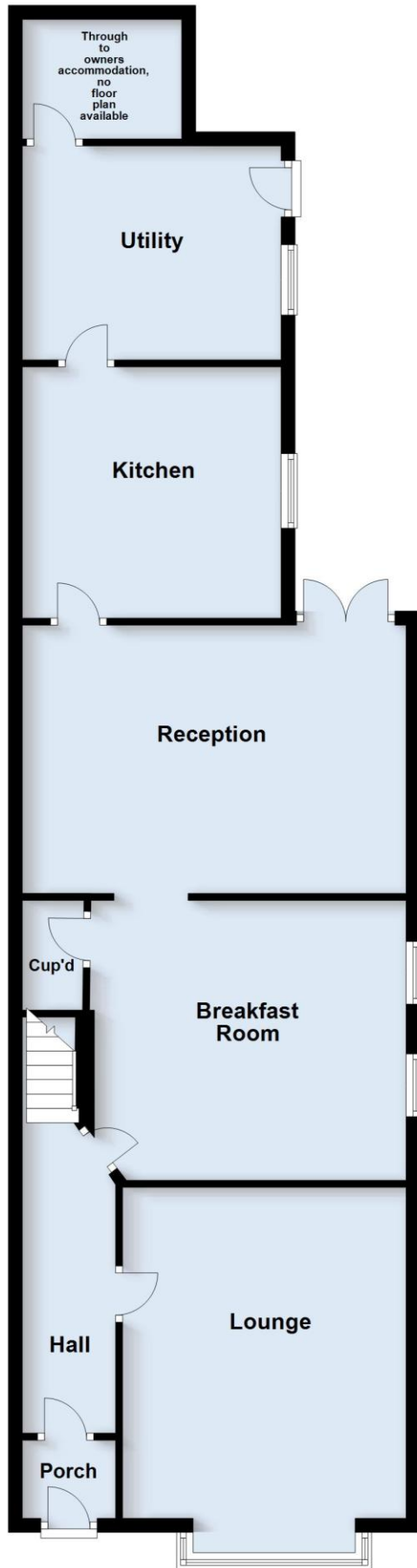
VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

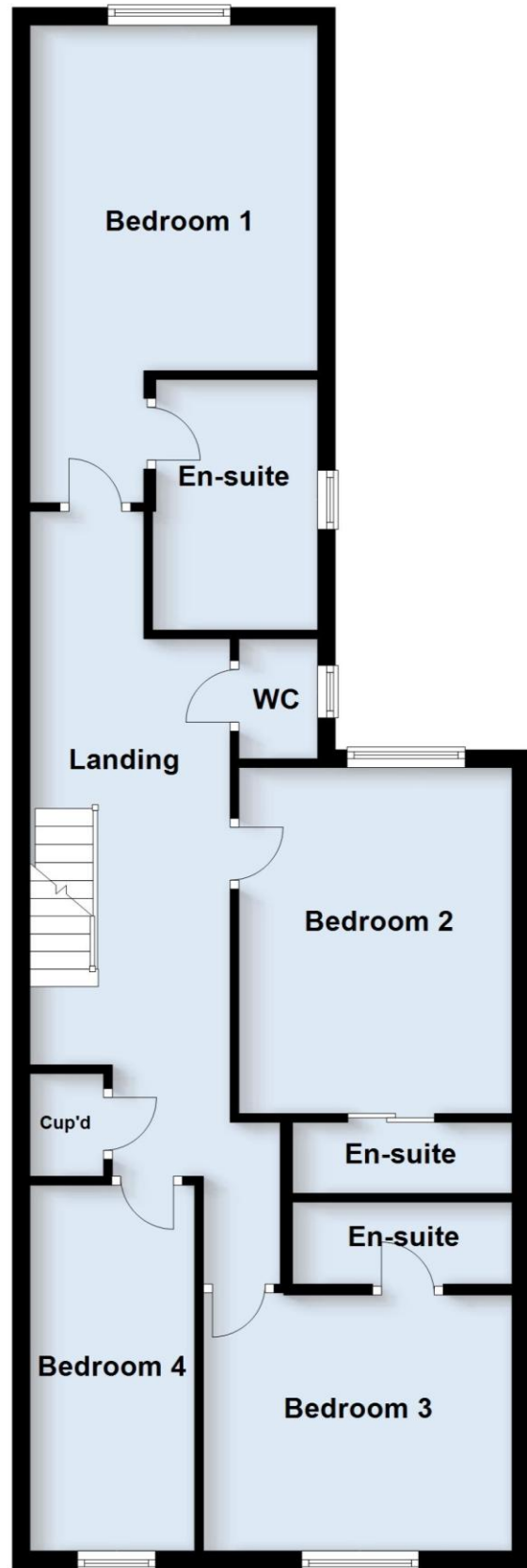
Regulated by RICS



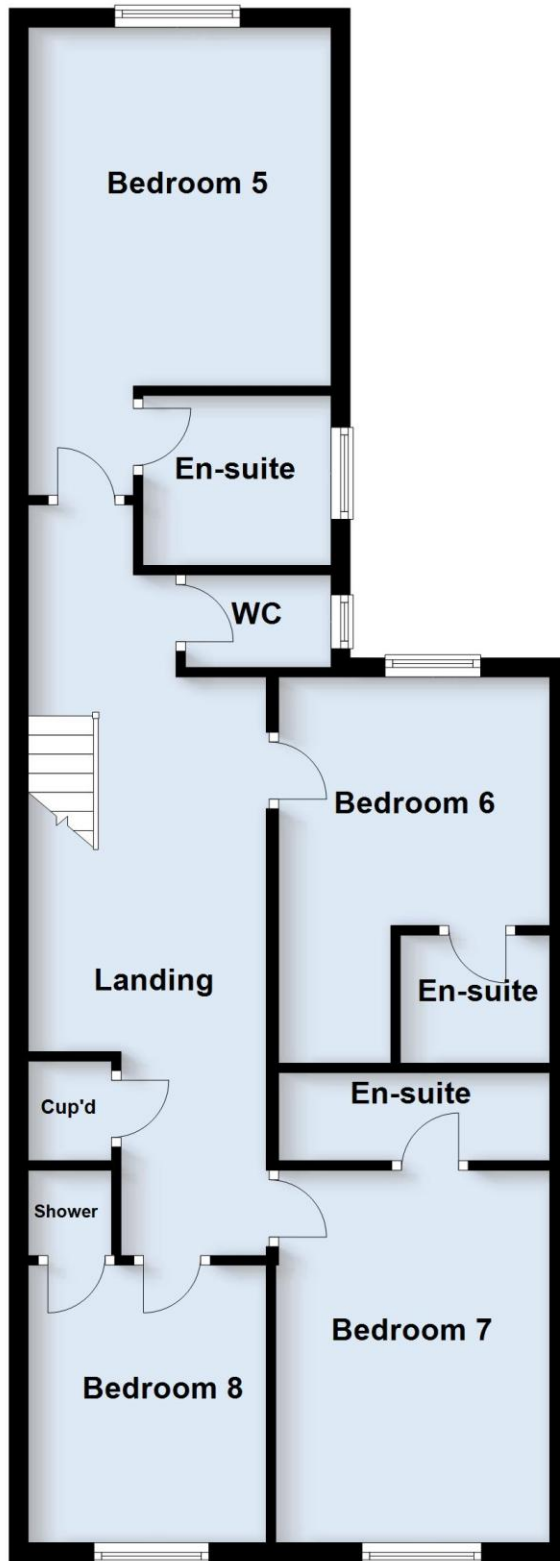
Ground Floor



First Floor



Second Floor





16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com