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HERE TO GET *you* THERE



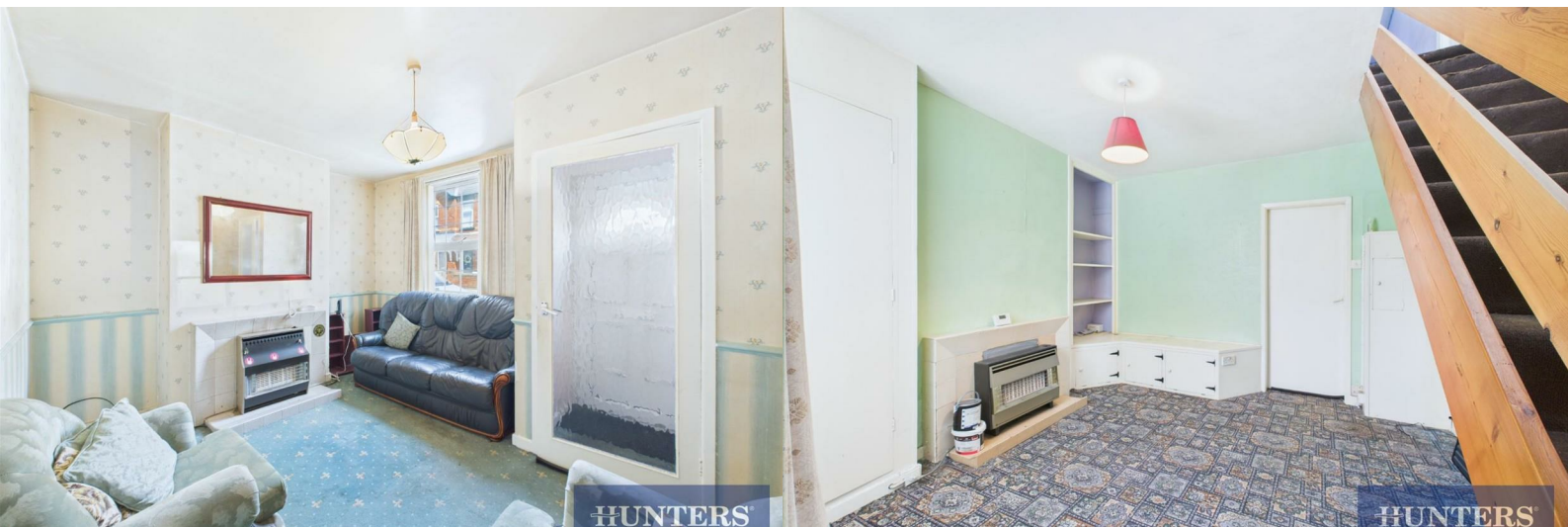
Brookland Road

Bridlington, YO16 4HB

By Auction £80,000



Council Tax: E



84 Brookland Road

Bridlington, YO16 4HB

By Auction £80,000



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

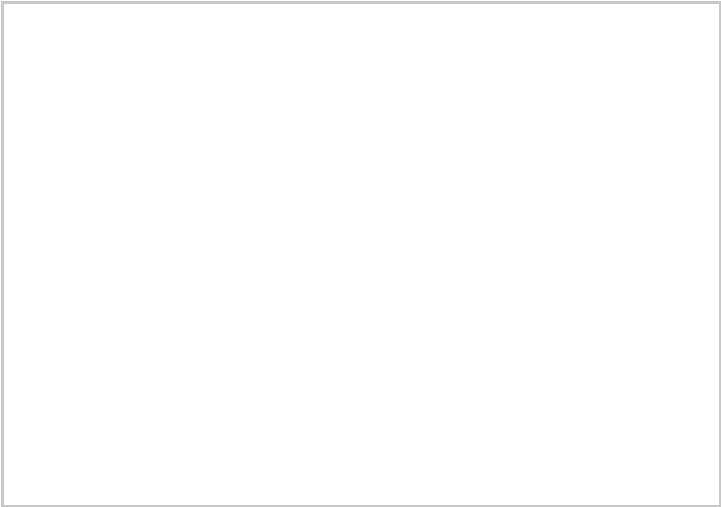
This mid-terraced home in Bridlington offers a solid opportunity for buyers looking to put their own stamp on a property. With a bit of updating, it could make a great first home or investment.

Inside, the house features a generously sized living room and a separate dining room, providing flexible living space. The kitchen has room for appliances and serves as a practical base for day-to-day needs.

Upstairs, there are two bedrooms and a family bathroom fitted with a three-piece suite including a bath with shower over.

Outside, there is a rear yard offering some private outdoor space.

While the property would benefit from some general modernisation, it's in a convenient location close to local amenities and transport links, making it a worthwhile project for the right buyer.



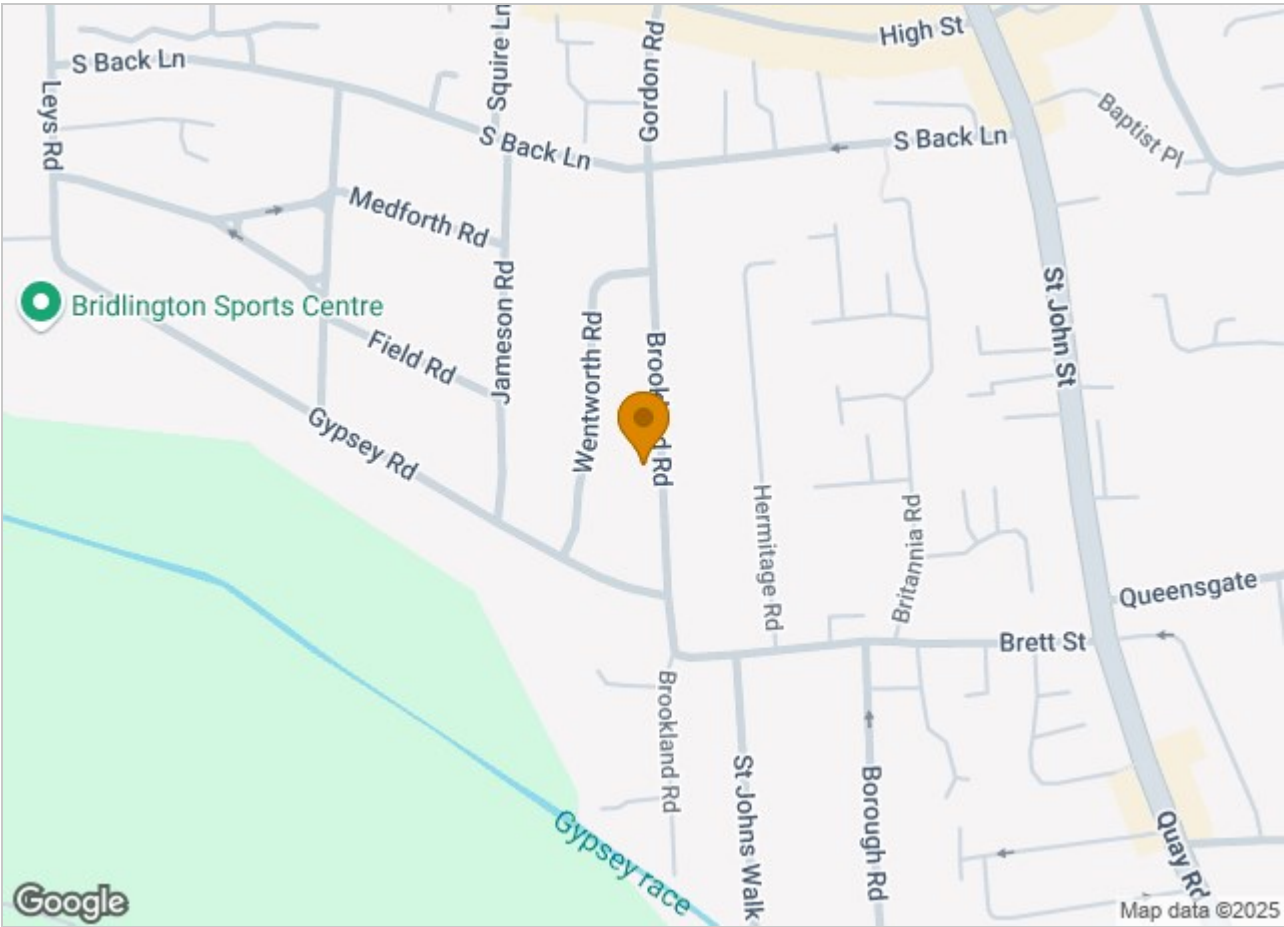
Hybrid Map



Terrain Map



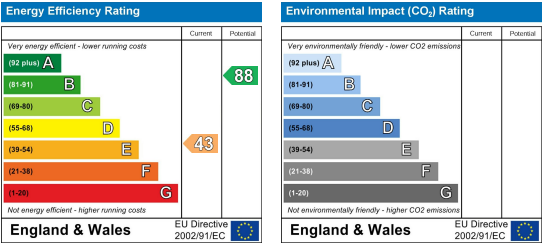
Road Map



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.