

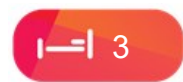


colin ellis
your trusted property experts

Brett Street,
Bridlington, YO16 4HE

Guide Price £135,000

This three bedroom house is for sale as a FREEHOLD investment with the benefit of the current tenant and an Assured Shorthold Tenancy (AST) agreement in place and a current passing rent of, £485.50 pcm (£5,826.45 pa). It has the benefit of UPVC double glazing and gas central heating but would benefit from some modernisation internally.



LOCATION

The house is situated on Brett Street in Bridlington and is within convenient access to local amenities.

ENTRANCE HALL

With stairs to the first floor, radiator.

LOUNGE

3.8 x 3.3 (12'5" x 10'9")

UPVC double glazed bay window, radiator.

KITCHEN / DINER

5.5 x 3.3 (18'0" x 10'9")

Radiator, UPVC double glazed window, door into rear porch, range of base and wall units with worktop.

FIRST FLOOR

BEDROOM ONE

2.9 x 3.3 (9'6" x 10'9")

UPVC double glazed window, radiator

BEDROOM TWO

2.9 x 3.2 (9'6" x 10'5")

UPVC double glazed window, radiator

BEDROOM THREE

2 x 2.5 (6'6" x 8'2")

UPVC double glazed window, radiator

BATHROOM / WC

2 x 1.7 (6'6" x 5'6")

UPVC double glazed window, three piece suite with bath, wash basin, WC.

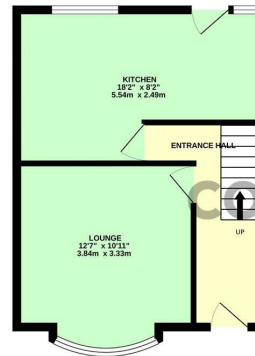
TENURE

Freehold and to be sold with the tenancy in place

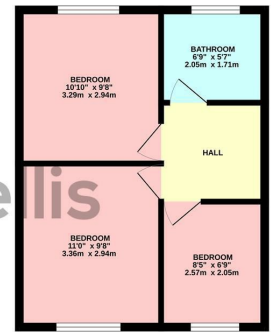
VIEWING

Strictly by appointment with sole agents Colin Ellis Property Services on 01723 363565

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, fixtures, fittings and other items are approximate and no responsibility is taken for any errors or omissions of information. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Brett Street - 18615527

Council Tax Band - A

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-95)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(39-48)	F		
(1-38)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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