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your trusted property experts

## Wellington Road, Bridlington, YO15 2BA

**Guide Price £170,000**

This property is located on Wellington Road, Bridlington and is within convenient access to the main town centre amenities. It is currently arranged as a block of 3 self contained flats that are all tenanted at the time of marketing. The property generates an income of £13,000 pax. Situated in a converted semi-detached building, this property offers a great investment opportunity for those looking to generate a good income through rental properties.



## GROUND FLOOR

One bedroom self contained flat

## FIRST FLOOR

Two bedroom flat

## SECOND FLOOR

One bedroom flat with an occasional box room.

## RENTAL INCOME

Flat 1 - £4,160 pa

Flat 2 - £4,680 pa

Flat 3 - £4,160 pa

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£13,000 pax

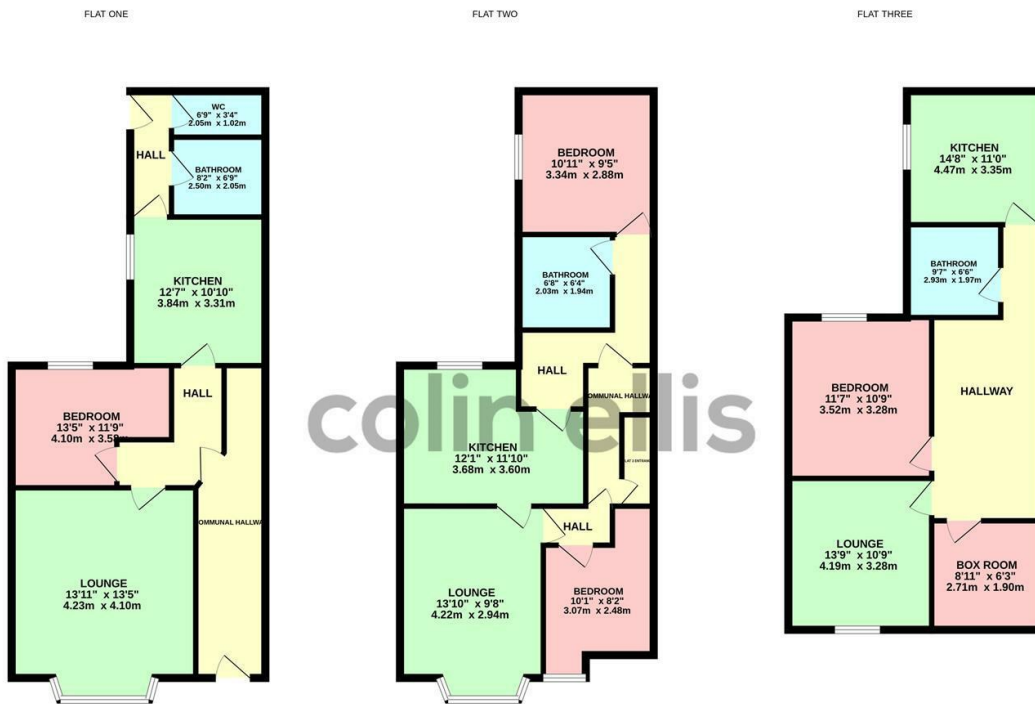
## TENURE

Freehold and to be sold with the Assured Shorthold Tenancies (AST) in place.

## VIEWING

Strictly by prior appointment with Colin Ellis Property Services on 01723 363565

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Wellington Road - 18620334

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			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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