

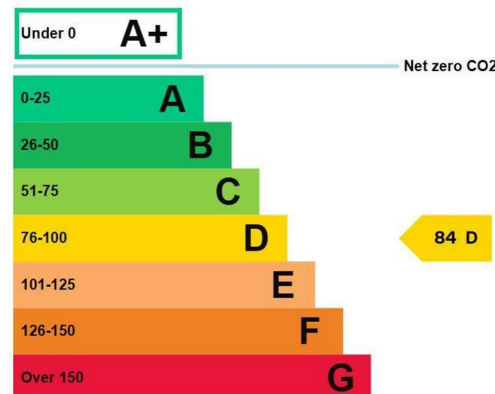


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York Street, Blackpool | Price £220,000
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This property's current energy rating is D.



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.

****13 BED GUEST HOUSE IN THE HOLIDAY ZONE WITH A PRIVATE HOUSE TO THE REAR** 13 Bed Guest House in a Popular Holiday Zone, close to the Sea Front, comprising Entrance Vestibule, Hallway, Dining Room, Bar, Kitchen, WC, Kitchen, Laundry Room, Dryer Room, Store Room. First Floor Landing, 6 Bedrooms with En-suite Shower Rooms, Second Floor Landing, 7 Bedrooms with En-suite Shower Rooms, Private House to Rear (4 Pier Street) comprising Entrance Hallway, Lounge, Ground Floor Bedroom, Landing, Bedroom, 4 Piece Bathroom, Council Tax Band A**

Entrance Vestibule
Wooden entrance door

Hallway
Stairs to first floor landing, radiator

Dining Room
14'1 x 28'2
Double glazed walk in bay window to front, radiator, picture rail

Bar
12'3 x 16'11
Built in seating, picture rail, tiled area, fully stocked bar

Kitchen
17'4 x 12'5
Fitted base and wall units with stainless steel worktops, range cooker, stainless steel sink with tiled splashbacks, fridge freezer space

Laundry Room
16'11 x 11'4
Floor mounted boiler, plumbing for washing machine, wooden laminate flooring

Dryer Room
vent for dryer, wooden laminate flooring

Store Room
Was previously a Garage, Store room with shelving

FIRST FLOOR LANDING

Room 1
9'4 x 12'0
Double room with Double glazed window to side, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, vanity wash hand basin with storage under, shower enclosure, cladding to walls

Room 2
9'4 x 8'7
Double room with Double glazed window to side, radiator

En-Suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, vanity wash hand basin with storage under, shower enclosure, cladding to walls

Room 3
8'10 x 8'9
Twin room with Double glazed window to side, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, vanity wash hand basin with storage under, shower enclosure, cladding to walls, double glazed window to side

Room 6
12'9 x 8'1
Family room with Double glazed window to rear, radiator

En-suite Shower Room
Fitted with a 2 piece suite comprising Low level wc, shower enclosure

Room 7
9'3 x 16'6
Family room with Double glazed walk in bay window to front, radiator, wooden laminate flooring, sink

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, shower enclosure, cladding to walls

Room 8
10'1 x 6'11
Double room with Double glazed window to front, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, vanity wash hand basin with storage under, shower enclosure, cladding to walls

SECOND FLOOR LANDING
Loft access, storage cupboard

Room 9
9'10 x 5'9
Single room with Double glazed window to side, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, wash hand basin, shower enclosure, cladding to walls

Room 10
9'8 x 6'0
Single room with Double glazed window to side, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, wash hand basin, shower enclosure, cladding to walls

Room 11
9'6 x 8'3
Double room with Double glazed window to side, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, wash hand basin, shower enclosure, cladding to walls

Room 12
9'10 x 6'7
Double room with Double glazed window to rear, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, wash hand basin, shower enclosure, cladding to walls, double glazed window to rear

Room 14
8'4 x 12'9
Family room with Double glazed window to rear, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, wash hand basin, shower enclosure, cladding to walls, tiled floor

Room 15
10'10 x 9'3
Double room with Double glazed window to front, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, wash hand basin, shower enclosure, tiled walls

Room 16
9'6 x 10'7
Double room with Double glazed window to front, radiator

En-suite Shower Room
Fitted with a 3 piece suite comprising Low level wc, wash hand basin, shower enclosure, tiled walls

PRIVATE HOUSE TO REAR (4 PIER STREET)
Owners accommodation to the rear

Entrance Hallway
Double glazed door to rear, wooden laminate flooring

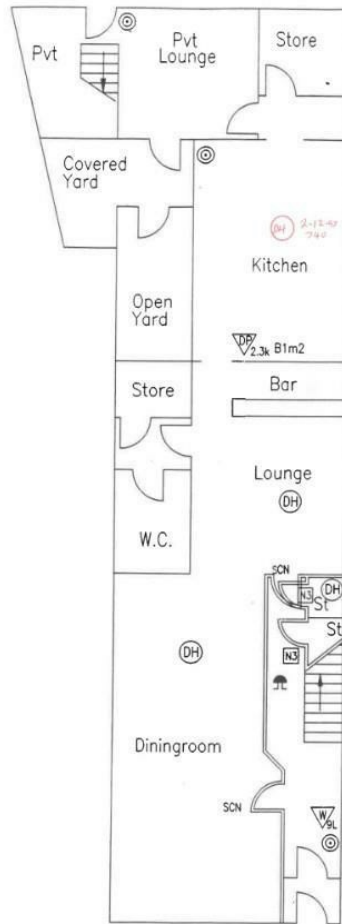
Lounge
9'2 x 13'10
Wooden laminate flooring, two skylights, wood burning stove, radiator, decorative cornice style ceiling, access to Hotel

Bedroom 1 (Downstairs)
8'4 x 17'2
Double glazed window to front, radiator, wooden laminate flooring

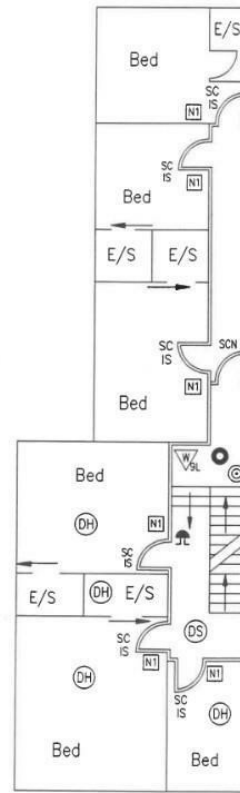
First Floor Landing

Bedroom 2
7'6 x 12'4
Double glazed window to front, radiator

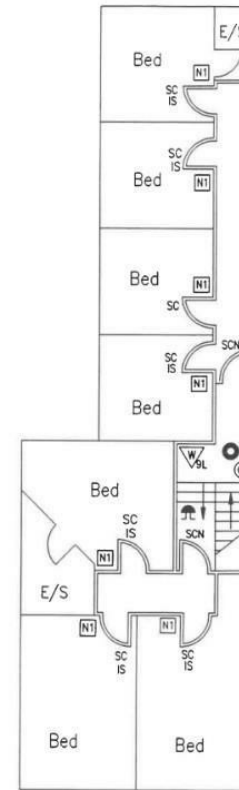
Bathroom
5'9 x 9'11
Fitted with a 4 piece suite comprising low level wc, freestanding bath, pedestal wash hand basin, shower enclosure, double glazed window to rear, cladding to walls, tiled laminate floor



Ground Floor



First Floor



Second Floor

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.

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