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## Leeds House, 40 Windsor Crescent, Bridlington, YO15 3HY

Price Guide £220,000

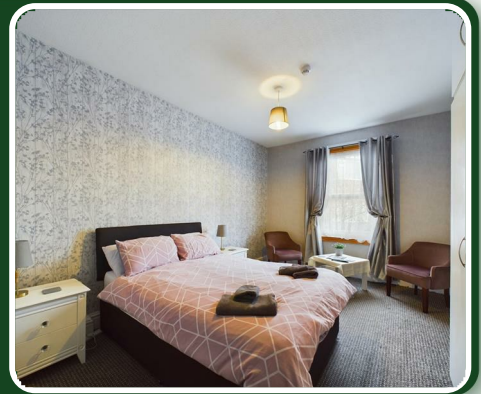


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# Leeds House, 40 Windsor Crescent

Bridlington, YO15 3HY

## Price Guide £220,000



A well established and popular guest house that has been trading for 60 years in a prime trading location with yearly returning clients. Current owner been operating for the last 16 years. Close to Bridlington's south beach, harbour, Spa complex and easy access to the town centre with all of its amenities. Accounts available on request with agent.

The property comprises: dining room, kitchen, private owners accommodation: lounge, a double bedroom and en-suite. Seven letting rooms, six en-suites, separate bathroom and two private single bedrooms. Upvc double glazing and gas central heating.

### Entrance:

Door into inner lobby, upvc double glazed door into inner hall, feature tiled floor and central heating radiator.

### Dining room:

15'1" x 12'8" (4.61m x 3.87m)

A spacious front facing room, upvc double glazed bay window and two central heating radiators.

### Kitchen:

12'7" x 10'0" (3.85m x 3.07m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven and hob with extractor over. Part wall tiled, washing machine, dryer, plumbing for dishwasher, water boiler, small fridge, and upvc double glazed door onto the rear of the property.

### Owners accommodation:

#### Lounge:

11'8" x 10'10" (3.58m x 3.32m)

A side facing room, upvc double glazed bay window and central heating radiator.

#### Bedroom:

10'9" x 10'0" (3.28m x 3.06m)

A rear facing double room, fitted wardrobes and cupboards. Gas boiler and central heating radiator.

#### En-suite:

5'3" x 4'3" (1.61m x 1.30m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, wall panelling and stainless steel ladder radiator.

#### First floor:

Built in storage cupboard and central heating radiator.

#### Guest lounge:

17'2" x 12'2" (5.24m x 3.71m)

A spacious front facing room, built in storage cupboard, fire place with marble inset

and wood surround. Upvc double glazed bay window, upvc double glazed window and central heating radiator.

### Bedroom one:

13'5" x 10'7" (4.11m x 3.25m)

A rear facing double room, fitted wardrobes and dresser. Upvc double glazed window and central heating radiator.

### En-suite:

7'2" x 7'2" (2.20m x 2.20m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, built in storage cupboard and upvc double glazed window.

### Wc:

3'10" x 3'0" (1.17m x 0.93m)

Wc, wash hand basin, part wall tiled and upvc double glazed window.

### Bedroom two:

10'1" x 9'10" (3.08m x 3.00m)

A rear facing double room, fitted wardrobes, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

### En-suite:

6'10" x 2'5" (2.09m x 0.76m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, full wall tiled and extractor.

### Second floor:

Deep built in storage cupboard.

### Bedroom three:

20'4" x 10'7" (6.22m x 3.24m)

A rear facing double room, upvc double glazed window and central heating radiator.

### En-suite:

6'6" x 5'10" (1.99m x 1.80m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled and extractor.

### Bedroom four:

10'0" x 9'11" (3.07m x 3.03m)

A rear facing double room, fitted wardrobe, wash hand basin in vanity unit, upvc double glazed window and central heating radiator.

### En-suite:

6'8" x 2'5" (2.04m x 0.74m)

Comprises shower cubicle with plumbed in shower, wc, part wall tiled and extractor.

**Bedroom five:**

12'2" x 8'8" (3.73m x 2.66m)

A front facing double room, fitted wardrobe, upvc double glazed window and central heating radiator.

**En-suite:**

9'5" x 7'1" (2.89m x 2.16m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

**Bedroom:**

7'0" x 6'5" (2.14m x 1.96m)

A side facing single room, upvc double glazed window and central heating radiator.

**Third floor:**

Fire exit door/escape and built in cupboard housing hot water store.

**Bedroom six:**

12'5" x 10'3" (3.80m x 3.14m)

A rear facing double room, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

**En-suite:**

5'2" x 5'2" (1.59m x 1.60m)

Comprises shower cubicle with electric shower, wc, wash hand basin, full wall tiled, upvc double glazed window and central heating radiator.

**Bedroom seven:**

11'11" x 9'0" (3.64m x 2.76m)

A front facing double room, upvc double glazed window.

**Bedroom:**

10'0" x 7'10" (3.07m x 2.41m)

A front facing single room, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a small walled patio area.

To the rear of the property is a enclosed paved patio.

**Notes:**

Council tax band: A

Two zone heating system

Fully functional alarm system

Accounts available on request.

Contents included in sale:

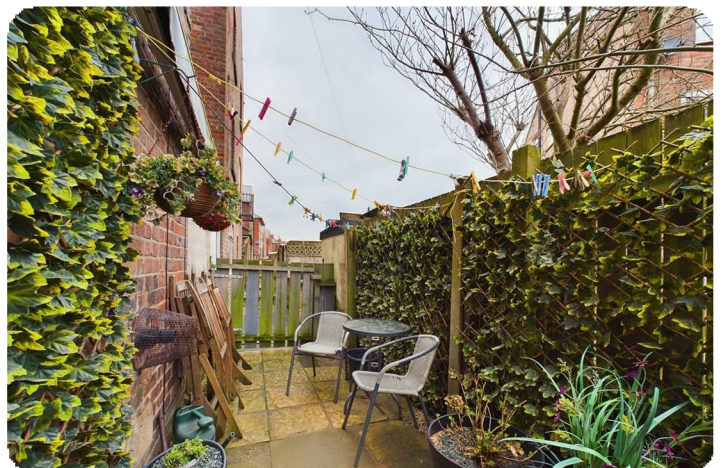
Water boiler, freezer, small fridge, all furniture in rooms expect room nine, steam press, dresser in dining room, commercial pots and pans, washing machine, dryer, lounge tv.

**Purchase procedure**

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

**General Notes:**

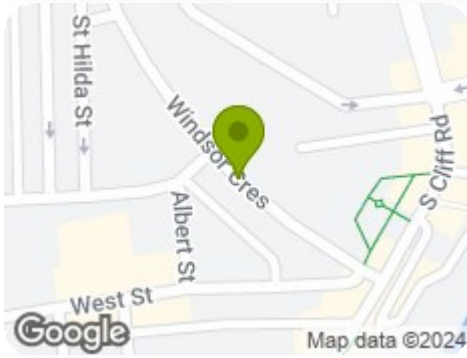
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

**Ground Floor**

- Dining Room: 15'1" x 12'8" (4.61 x 3.87 m)
- Kitchen: 12'7" x 10'1" (3.85 x 3.07 m)
- En-suite: 5'3" x 4'3" (1.61 x 1.30 m)
- Bedroom: 10'0" x 10'9" (3.05 x 3.28 m)
- Lounge: 11'8" x 10'10" (3.58 x 3.32 m)
- Hallway: 12'7" x 10' (3.85 x 3.07 m)
- Hallway: 10'11" x 9'10" (3.35 x 3.19 m)

**Floor 1**

- Lounge: 12'2" x 17'2" (3.71 x 5.24 m)
- En-suite: 2'5" x 4'8" (0.76 x 2.09 m)
- Bedroom: 9'10" x 10'1" (3.00 x 3.08 m)
- En-suite: 7'2" x 7'8" (2.20 x 2.20 m)
- Bedroom: 13'5" x 10'7" (4.11 x 3.25 m)
- Landing: 10'1" x 6'5" (3.34 x 1.96 m)
- WC: 3'0" x 3'10" (0.93 x 1.17 m)
- Landing: 4'1" x 6'4" (1.25 x 1.95 m)

**Floor 2**

- En-suite: 2'5" x 6'8" (0.74 x 2.04 m)
- Bedroom: 12'2" x 8'8" (3.73 x 2.66 m)
- En-suite: 5'10" x 6'8" (1.80 x 1.99 m)
- Bedroom: 9'11" x 10'0" (3.03 x 3.07 m)
- Bedroom: 6'5" x 7'0" (1.96 x 2.14 m)
- Bedroom: 20'4" x 10'7" (6.22 x 3.24 m)
- En-suite: 9'5" x 7'0" (2.89 x 2.15 m)
- Landing: 11'0" x 9'2" (3.36 x 2.81 m)
- Landing: 3'11" x 6'4" (1.21 x 1.94 m)

**Floor 3**

- Bedroom: 11'1" x 9'0" (3.64 x 2.76 m)
- Bedroom: 12'5" x 10'3" (3.80 x 3.14 m)
- Storage: 10'0" x 7'10" (3.07 x 2.41 m)
- En-suite: 5'2" x 5'2" (1.59 x 1.60 m)
- Landing: 4'1" x 2'8" (1.25 x 0.83 m)

**Summary:**

- Approximate total area<sup>(1)</sup>: 2430.6 ft<sup>2</sup> / 225.81 m<sup>2</sup>
- Reduced headroom: 11.02 ft<sup>2</sup> / 1.02 m<sup>2</sup>

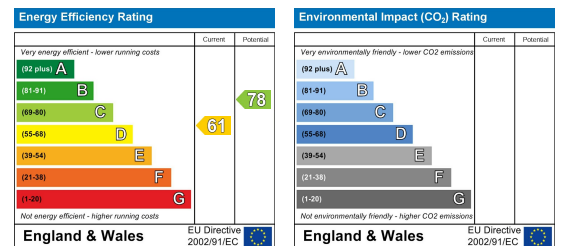
**Notes:**

- (1) Excluding balconies and terraces
- Reduced headroom (below 1.5m/4.92ft)
- Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
- GIRAFFE360

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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