



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## 22 Pembroke Terrace, Bridlington, YO15 3BX

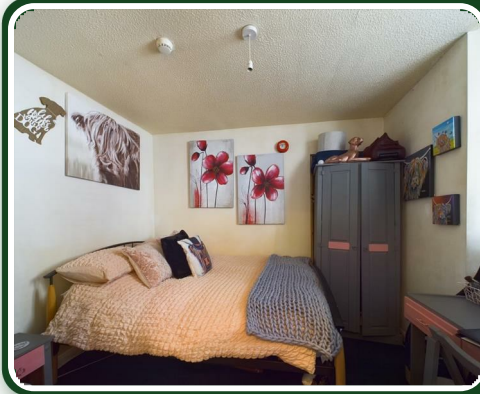
Price Guide £220,000



# 22 Pembroke Terrace

Bridlington, YO15 3BX

## Price Guide £220,000



An investment opportunity to acquire a three storey block of four self contained apartments plus a garage.

Flat 3 and 4 have just undergone full refurbishment and all are well maintained.

Flat 1 and 2 are currently let on a short hold tenancy.

Situated in a prime location being yards from the harbour, Bridlington Spa Royal Hall, the south beach and easy access into the town centre.

### Communal entrance:

Upvc double glazed door into a communal hall.

### Flat one:

#### Entrance:

Private entrance, upvc double glazed door into inner hall, central heating radiator.

#### Open plan Kitchen/dining/living:

17'9" x 10'5" (5.43m x 3.20m)

#### Lounge:

A side facing room, two upvc double glazed windows and central heating radiator.

#### Kitchen/diner:

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor, part wall tiled and upvc double glazed window.

#### Bedroom:

10'5" x 8'5" (3.20m x 2.59m)

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

#### Bathroom:

8'2" x 4'4" (2.50m x 1.33m)

Comprises bath, wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and central heating radiator.

### Flat two:

#### Entrance:

Door into inner hall, staircase to first floor.

### Kitchen/living:

13'8" x 11'0" (4.18m x 3.36m)

Fitted with base and wall units, stainless steel sink unit, part wall tiled, gas combi boiler, built in storage cupboard, upvc double glazed bay window and central heating radiator.

### First floor:

#### Bedroom:

11'1" x 6'4" (3.38m x 1.95m)

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

#### Bathroom:

8'2" x 3'11" (2.50m x 1.20m)

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

### First floor flat three:

#### Entrance:

Doors leads into:

#### Living/bedroom:

14'11" x 10'3" (4.55m x 3.13m)

A side facing room, gas combi boiler, two upvc double glazed windows and central heating radiator.

#### Kitchen:

8'3" x 5'4" (2.52m x 1.65m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, extractor, three upvc double glazed windows and central heating radiator.

#### Bathroom:

8'3" x 3'4" (2.54m x 1.02m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, extractor and stainless steel ladder radiator.

### Flat four:

**Entrance:**

Door into inner lobby, staircase to second floor, upvc double glazed window and central heating radiator.

**Open plan kitchen/dining/living:**

23'8" x 7'5" (7.23m x 2.27m)

**Lounge:**

A front facing room, gas combi boiler (fitted 2023), two upvc double glazed windows and central heating radiator.

**Kitchen:**

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled and upvc double glazed window.

**Bedroom:**

8'9" x 7'11" (2.68m x 2.43m)

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

**Bathroom:**

5'2" x 4'9" (1.58m x 1.46m)

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

**Garage:**

Double opening doors, power and lighting.

**Notes:**

Flat 1 rent £400 PCM

Flat 2 rent £400 PCM

**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:**

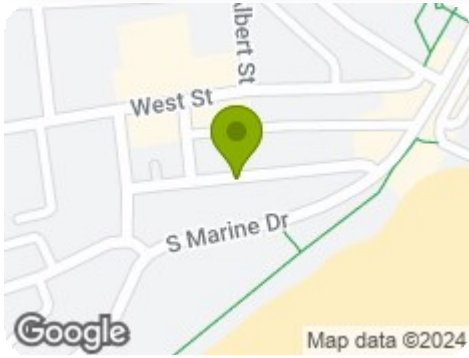
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



## 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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