



BELT
ESTATE AGENCY

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

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



88 Trinity Road, Bridlington, YO15 2EY

Price Guide £200,000



5



3



4



D



88 Trinity Road

Bridlington, YO15 2EY

Price Guide £200,000



Welcome to Trinity Road, Bridlington - a property that offers a unique investment opportunity with vast potential. This spacious block of flats provides ample space for various purposes.

Situated in a central location on the north side of Bridlington close to the town centre, two minutes walk to north beach and leisure centre. This property is perfect for those looking to refurbish and transform it into a lucrative investment. With no ongoing chain, the possibilities are endless for the discerning buyer with a vision for this property.

Don't miss out on the chance to own a property with such great potential in the heart of Bridlington. Contact us today to arrange a viewing and explore the exciting opportunities that this property has to offer.

Ground floor flat:

Entrance:

Door into inner hall, central heating radiator and understairs storage cupboard.

Lounge:

17'3" x 14'1" (5.28m x 4.30m)

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

Bedroom:

13'10" x 12'5" (4.23m x 3.81m)

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

Dining room:

15'2" x 12'2" (4.63m x 3.71m)

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

Kitchen:

12'1" x 7'10" (3.69m x 2.40m)

Fitted with a range of base and wall units, stainless steel sink unit, gas combi boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bathroom:

6'5" x 4'11" (1.97m x 1.50m)

Comprises shower cubicle with electric shower, wash hand basin, plumbing for wc, upvc double glazed window and central heating radiator.

First floor flat:

Entrance:

Door into inner hall, central heating radiator.

Kitchen:

9'6" x 8'0" (2.91m x 2.46m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, upvc double glazed window and central heating radiator.

Lounge:

17'3" x 12'4" (5.26m x 3.78m)

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

Bedroom:

14'0" x 12'10" (4.27m x 3.92m)

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

Bedroom:

12'3" x 10'11" (3.75m x 3.35m)

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

Bathroom:

10'6" x 6'9" (3.22m x 2.06m)

Comprises shower cubicle with electric shower, wc, wash hand basin, two upvc double glazed windows and central heating radiator.

Second floor flat:

Entrance:

Door to staircase to second floor landing, central heating radiator.

Lounge:

17'3" x 11'9" (5.28m x 3.59m)

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

Kitchen:

10'3" x 7'4" (3.13m x 2.25m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, gas combi boiler, velux window and central heating radiator.

Bedroom:

13'11" x 12'9" (4.25m x 3.91m)

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

Bedroom:

12'4" x 12'0" (3.76m x 3.68m)

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

Bathroom:

10'7" x 7'6" (3.24m x 2.31m)

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

Exterior:

To the front of the property is a small garden area with lawn.

To the rear of the property is a small enclosed garden area. Three outbuildings for storage with power and lighting.

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



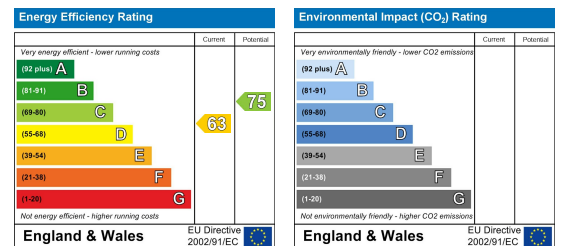
Floor Plan



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.



www.beltsestateagents.co.uk

