



BELT
ESTATE AGENCY

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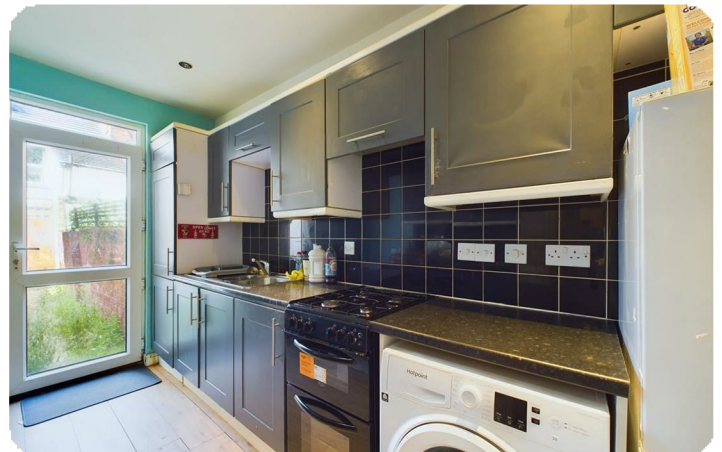
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3 South Street, Bridlington, YO15 3BY

Price Guide £199,950



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An investment opportunity to acquire a large house converted into 3 leasehold flats.

Approximately 300 metres from the harbour, the south beach, Spa Royal Hall and with easy access to the town centre with the convenience of shops, and restaurants just a stone's throw away.

The property has previously been used as a successful Air BnB and is currently let on a shorthold tenancies. This property presents a versatile opportunity, whether you are looking for a holiday home by the seaside, a potential holiday let investment, or a permanent residence, this property caters to various needs.

Entrance:

Communal entrance, stairs to first floor and second floor flats.

Flat 1:

Lounge:

15'0" x 10'1" (4.58m x 3.08m)

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

Kitchen:

12'9" x 7'8" (3.91m x 2.36m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, extractor, part wall tiled, plumbing for washing machine, central heating radiator and upvc double glazed door onto the yard.

Bedroom:

12'4" x 8'1" (3.76m x 2.47m)

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

En-suite:

9'10" x 4'7" (3.01m x 1.40m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, floor tiled, extractor, two upvc double glazed windows and central heating radiator.

Yard:

An enclosed yard.

First floor:

Flat 2:

Lounge:

15'0" x 9'3" (4.58m x 2.84m)

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

Kitchen:

12'10" x 4'11" (3.92m x 1.5m)

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

Bedroom:

8'2" x 5'8" (2.51m x 1.73m)

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

Bedroom:

8'10" x 8'0" (2.7m x 2.46m)

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

Shower room:

8'9" x 5'4" (2.67m x 1.63m)

Comprises shower, wc, wash hand basin, part wall tiled and extractor.

Second floor:

Flat 3:

Kitchen

9'8" x 7'10" (2.97m x 2.41m)

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

Bedroom:

12'7" x 6'11" (3.84m x 2.13m)

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

Bedroom:

8'11" x 8'3" (2.72m x 2.54m)

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

Bedroom:

12'7" x 6'2" (3.84m x 1.9m)

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

Bathroom:

8'7" x 4'3" (2.64m x 1.3m)

Comprises bath with plumbed in shower over, wc, wash hand basin, part wall tiled, extractor and central heating radiator.

Third floor:**Lounge:**

18'2" x 10'7" (5.56m x 3.25m)

A spacious front facing room with distant sea view, upvc double glazed window and central heating radiator.

Notes:

Tenure:

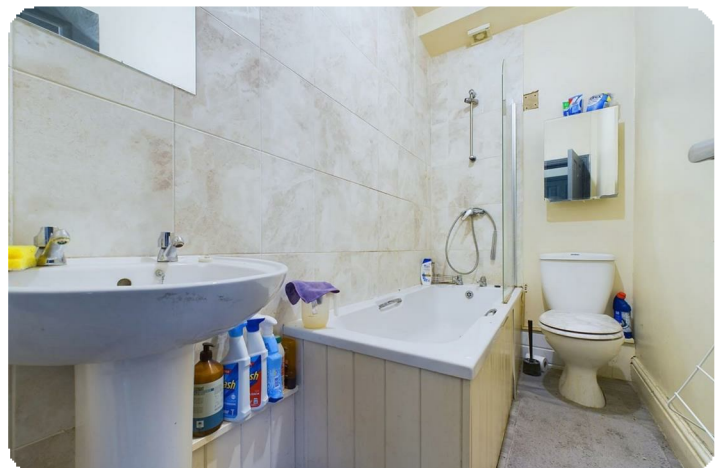
Freehold when purchasing all 3 flats.

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



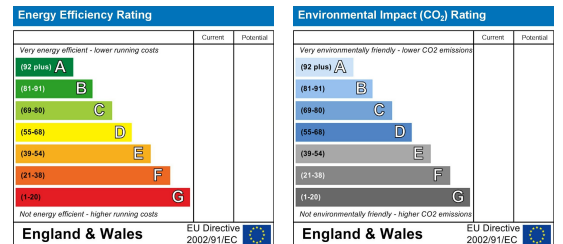
Floor Plan



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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