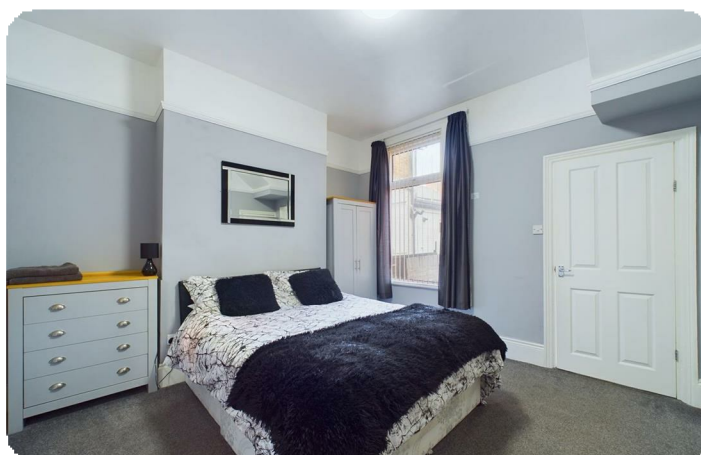




**26 Horsforth Avenue, Bridlington, YO15 3DF**

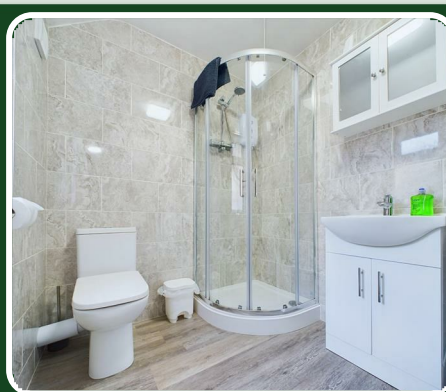
**Price Guide £189,950**



# 26 Horsforth Avenue

Bridlington, YO15 3DF

## Price Guide £189,950



Welcome to Horsforth Avenue in Bridlington, this property offers ample room for a growing/multi-generational family, currently being used as 2 Holiday apartments.

Conveniently located close to the harbor, south beach and Spa Theatre, with easy access to the town center, this property is ideal for those seeking a coastal lifestyle. Space for 2 vehicle adds to the practicality of this home, ensuring you always have a place to park in this bustling seaside town.

The property's layout provides a versatile living arrangement, allowing you to live in one apartment and rent out the other, making it a great investment opportunity as a holiday let or a family home with additional rental income. The interior of the house is deceptively spacious, offering plenty of room for various living arrangements and lifestyles.

Easily converted back to a 6-bed house- no planning permission is required, simply remove the first-floor kitchen and return it to a bedroom.

Don't miss out on this opportunity to own a versatile property with no ongoing chain.

### Entrance:

Upvc double glazed door into inner lobby, tiled floor. Upvc double glazed door into inner hall, central heating radiator.

### Lounge:

12'3" x 11'11" (3.75m x 3.64m)

A spacious front facing room, fire place with wood surround, upvc double glazed bay window and central heating radiator.

### Dining room:

12'3" x 11'9" (3.75m x 3.60m)

A rear facing spacious room currently used as a bedroom, upvc double glazed window and central heating radiator.

### Kitchen/diner:

14'4" x 9'11" (4.39m x 3.04m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc door onto the garden.

### Bathroom:

6'0" x 5'10" (1.83m x 1.78m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### First floor:

Central heating radiator.

### Bedroom/kitchen:

9'10" x 7'5" (3.01m x 2.28m)

Currently used as a kitchen, fitted with a range of base and wall units, stainless steel sink unit, electric cooker with stainless steel extractor over. Part wall tiled, gas combi boiler, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Bedroom:

15'7" x 12'2" (4.77m x 3.71m)

A spacious front facing double room, electric fire with tiled inset and wooden surround. Upvc double glazed bay window and central heating radiator.

### Bedroom:

11'10" x 9'8" (3.63m x 2.97m)

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

### Bathroom:

6'5" x 5'11" (1.97m x 1.81m)

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

### Second floor:

Velux window.

### Bedroom:

14'7" x 12'2" (4.45m x 3.71m)

A front facing double room, fitted wardrobes, velux window and central heating radiator.



**Bedroom:**

11'9" x 8'5" (3.59m x 2.58m)

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

**Bedroom:**

10'2" x 10'0" (3.12m x 3.05m)

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

**Wc:**

6'5" x 4'0" (1.96m x 1.22m)

Wc, wash hand basin with vanity unit, built in storage cupboard, full wall tiled and upvc double glazed window.

**Exterior:**

To the front of the property is a private car parking area

**Garden:**

To the rear of the property is a enclosed garden, patio to artifical grass.

**Notes:**

Council tax band: A

**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



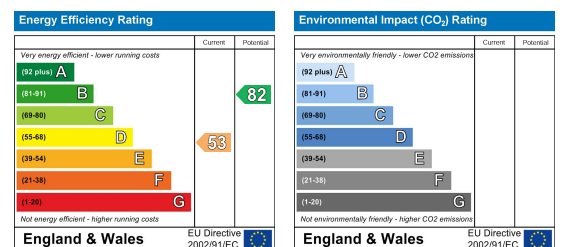
## Floor Plan



## 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.