



**26 Bayside, York Road, Bridlington, YO15 2PQ**

**Price Guide £109,950**



# 26 Bayside, York Road

Bridlington, YO15 2PQ

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This one-bedroom, second floor apartment boasts sea views and is situated in a prime central location just off the main Promenade, surrounded by local shops and restaurants. It's mere yards from the north beach, providing easy access to the foreshore and harbour. Additionally, it's conveniently close to the leisure centre, which offers swimming, a gymnasium, various sports, and a café.

The property comprises: communal entrance to staircase to second floor, private entrance, spacious lounge/diner, private outer balcony with sea view, kitchen, a double bedroom and bathroom. Exterior: private car parking and communal gardens. The property is leasehold.

### Communal entrance:

Entry door system into communal hall, staircase to second floor.

### Private entrance:

Door into inner hall, electric night storage heater.

### Lounge/diner:

15'3" x 11'2" (4.67m x 3.42m)

A spacious front facing room, electric night storage heater and upvc double glazed patio doors onto the outer balcony with stunning sea views.

### Kitchen:

11'8" x 5'9" (3.57m x 1.76m)

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

### Bedroom:

10'6" x 9'3" (3.21m x 2.82m)

A rear facing double room, built in storage cupboard housing hot water store, electric radiator and upvc double glazed window.

### Bathroom:

6'7" x 6'2" (2.01m x 1.89m)

Comprises, bath with shower attachment, wc, wash hand basin, extractor, part wall tiled and wall panelling.

### Exterior:

To the rear of the property is communal gardens and a private car park for residents only.

### Notes:

Council tax band: A

The property was built in 1983 and is leasehold with a 999 year lease.

Ground rent : £25 per annum

Maintenance : £1,000 per annum which includes gardening, cleaning of communal areas, building insurance and repairs/renewals.

### 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:

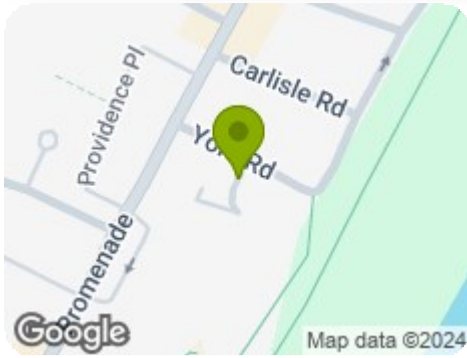
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



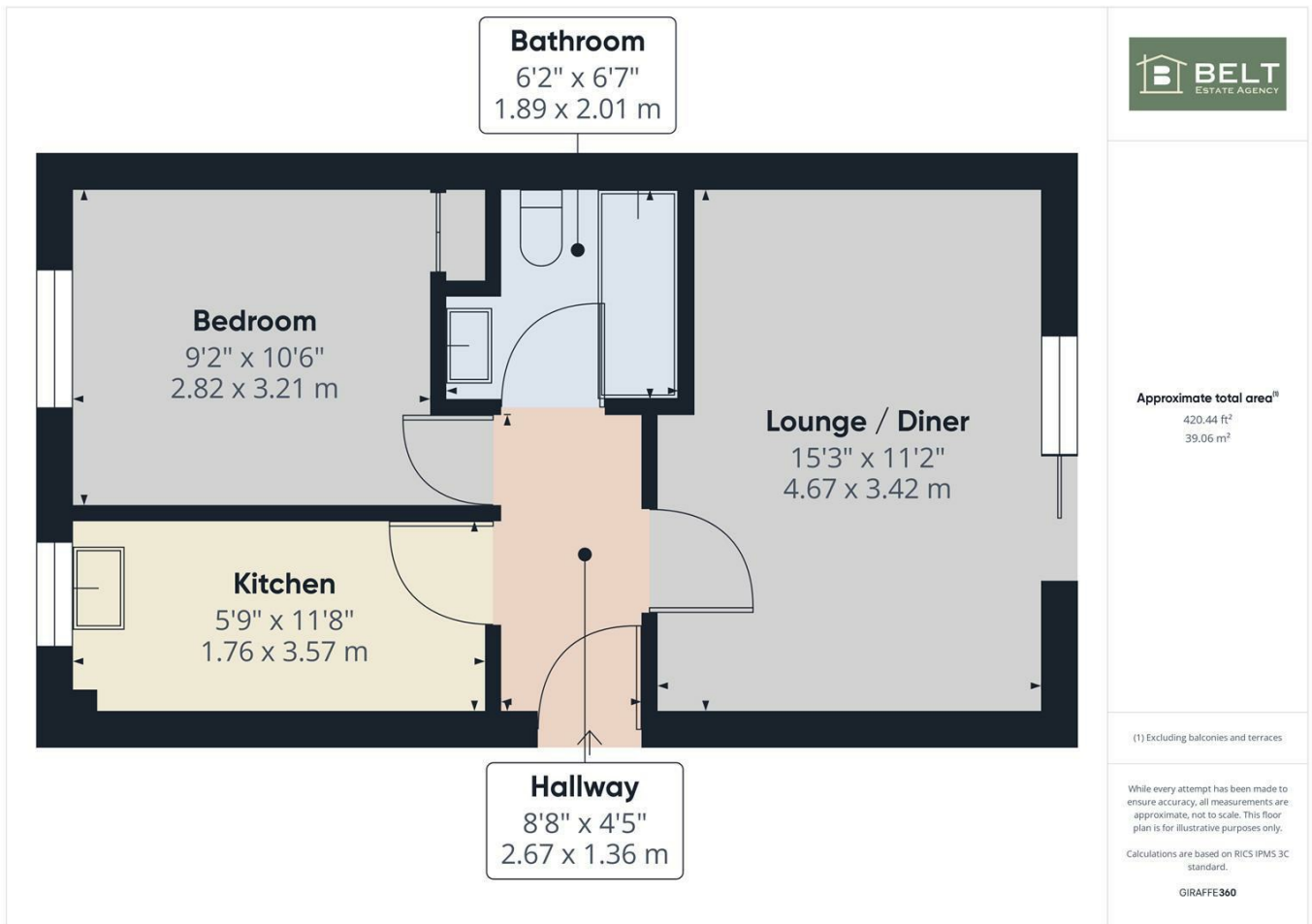
Road Map

Hybrid Map

Terrain Map



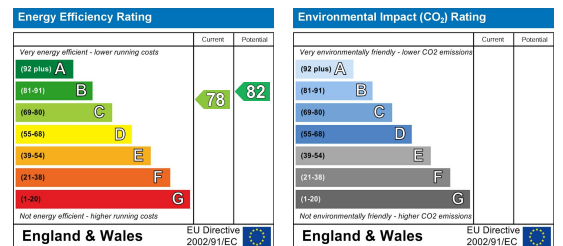
### Floor Plan



### 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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