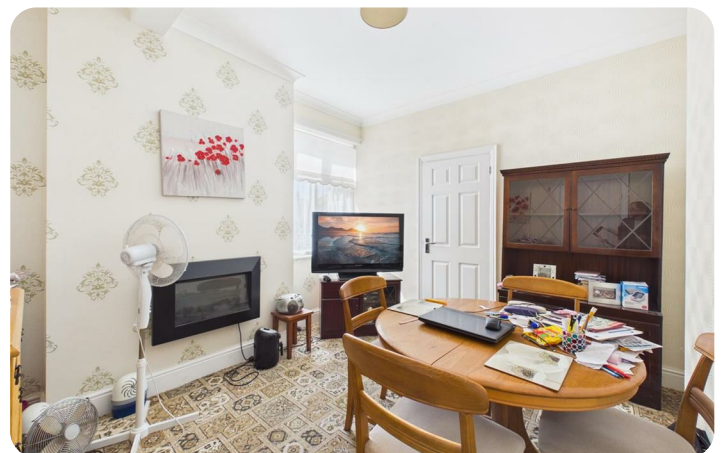




**19 Fifth Avenue, Bridlington, YO15 2LJ**

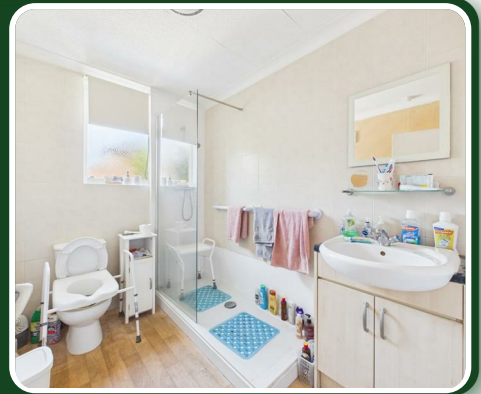
**Price Guide £225,000**



# 19 Fifth Avenue

Bridlington, YO15 2LJ

Price Guide £225,000



Welcome to the sought-after area of Fifth Avenue, Bridlington. This property presents an excellent investment opportunity. Comprising two tenanted apartments, this property is ideal for those looking to expand their portfolio in a vibrant coastal town.

One of the standout features of this property is its prime location. Just a short stroll from the stunning North Beach, residents can enjoy the beauty of the coastline and the scenic cliff top walks that the area is renowned for. Additionally, the Sewerby Village is nearby, offering a mix of local shops and amenities. The town centre just a stone's throw away, all essential services and attractions are within easy reach, making this an ideal location for tenants.

If you are looking to invest this property on Fifth Avenue is not to be missed.

## Flat 1:

### Entrance:

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

### Lounge:

13'3" x 12'2" (4.06m x 3.71m)

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

### Dining room:

11'9" x 9'11" (3.60m x 3.03m)

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

### Kitchen:

10'10" x 10'9" (3.32m x 3.30m)

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

### Bedroom:

12'4" x 9'5" (3.78m x 2.89m)

A rear facing double room, built in wardrobes, cupboards and drawers. Central heating radiator and door into the sun room.

### Sun room:

8'4" x 6'9" (2.56m x 2.07m)

Over looking the garden, central heating radiator and upvc double glazed patio doors.

### Bedroom:

12'2" x 9'8" (3.73m x 2.95m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

### Bathroom:

8'7" x 6'2" (2.63m x 1.89m)

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

### Wc:

3'11" x 3'0" (1.21m x 0.93m)

Wc, wash hand basin, window and central heating radiator.

## Flat 2:

### Entrance:

Upvc double glazed door leads into inner lobby. Door leads to staircase to the first floor landing.

### Lounge:

13'5" x 12'2" (4.09m x 3.73m)

A front facing room, electric fire with a wood surround. Upvc double glazed bay window and central heating radiator.

### Kitchen:

10'9" x 8'11" (3.30m x 2.72m)

Fitted with a range of base and wall unit, one and a half sink unit, electric oven and hob. Part wall tiled, upvc double glazed window, central heating radiator and plumbing for washing machine and dishwasher.

**Bedroom:**

12'5" x 11'2" (3.79m x 3.42m)

A rear facing double room, built in sliding wardrobes, upvc double glazed window and central heating radiator.

**Bedroom:**

7'10" x 7'6" (2.40m x 2.31m)

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

**Bathroom:**

8'3" x 6'8" (2.52m x 2.05m)

Comprises bath with electric shower over, wash hand basin with vanity unit, part wall tiled, extractor, built in storage cupboard housing gas boiler, upvc double glazed window and chrome ladder radiator.

**Wc:**

6'9" x 5'11" (2.07m x 1.81m)

Wc, part wall tiled and upvc double glazed window.

**Exterior:**

To the front of the property is a walled garden with shrubs and bushes.

To the side elevation is a private driveway.

To the rear of the property is a pebbled garden.

**Notes:**

Council tax band A

Ground floor flat rent £550 PCM

First floor flat rent £450 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:**

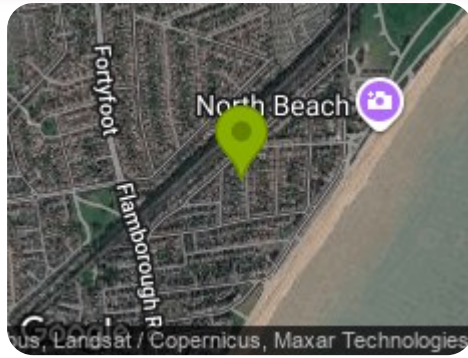
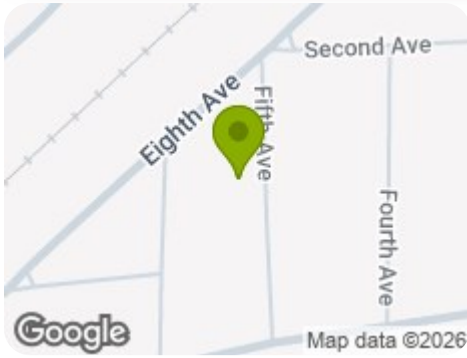
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



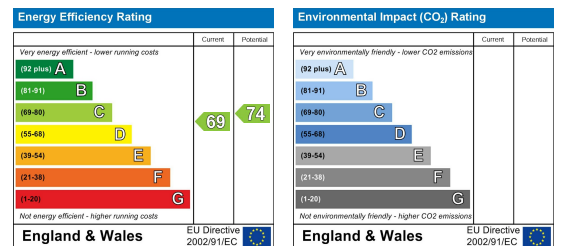
## Floor Plan



## 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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