# Marshall Avenue, , Bridlington, YO15 2DT

- Substantial Detached Guest House
- Eight Bathrooms
- Rear Garden
- Fantastic Central Location
- Located Close To A Range Of Amenities & Bridlington's North Side Beach
- Fifteen Bedrooms Including Nine Letting Rooms
- Large Owners Accommodation
- Off-Road Parking For Multiple Cars
- Huge Potential
- Current Owners Run The Guest House For Six Months Of The Year

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## Offers Over £415,000

# Marshall Avenue, , Bridlington, YO15 2DT

## DESCRIPTION

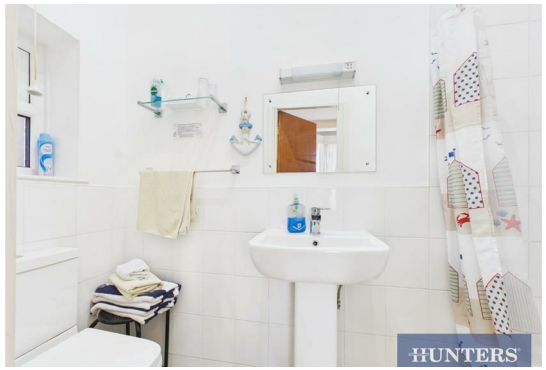
A rare opportunity to acquire a substantial guest house ideally located in the heart of Bridlington, close to local amenities and the town's beautiful sandy beaches. Offering fifteen bedrooms, including generous owner's accommodation, the property provides excellent potential. It also benefits from off-road parking to the rear. The current owners operate for six months of the year, using a simple self check-in system and don't currently offer breakfast, creating a more flexible and manageable lifestyle.

Upon entering the property on the ground floor, you are welcomed into a comfortable guest lounge, providing a relaxing space for visitors. This leads through to a second reception room currently used as an office, which also features a separate staircase leading to the first floor. Further along the ground floor is an additional living area and two spacious reception rooms that are complete with a double-sided log burner.

The modern fitted kitchen is well equipped with a central island, integrated appliances and ample space for essential appliances, making it ideal for catering to guests. A practical laundry room and a downstairs W/C are also located on this level, along with a large double bedroom positioned at the front of the property.

The first floor comprises six bedrooms, three of which benefit from en-suite facilities. This floor also includes two bathrooms, two separate W/Cs and an office space at the top of the separate spiral staircase. The second floor offers a further seven bedrooms, two with en-suite bathrooms, alongside an additional bathroom and a separate W/C, providing flexible accommodation for guests.

Externally, the property features a low-maintenance rear garden with space to sit out and enjoy the sunshine. Combining generous accommodation, a prime central location and excellent business potential, this property represents a fantastic opportunity. Schedule a viewing today!



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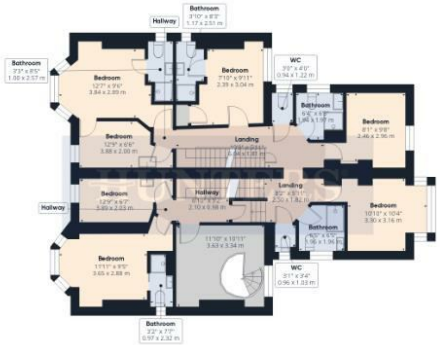
Ground Floor



Floor 1

Floor 2

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Approximate total area(1)

3934 ft²

365.5 m²

Reduced headroom

34 ft²

3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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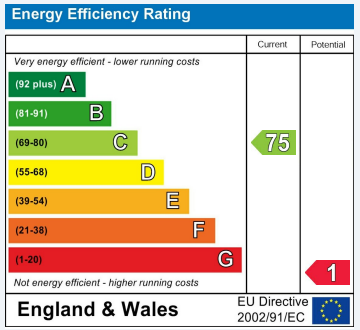
## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Viewings**

Please contact bridlington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.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