



79-81 Eighth Avenue, Bridlington, YO15 2NA

**LEONARDS**

SINCE 1884



- Opportunity to Enhance this Interesting Detached Property
- GF with Kitchen, Lounge and Dining Area
- Three Bedrooms and Shower Room
- Majority Double Glazed

- Divided Into Two Self Contained Apartments
- Three Bedrooms and Bathroom
- Side Driveway with Parking and Rear Garage

- Close to North Marine Promenade
- FF with Kitchen, Lounge and Dining Area
- Gas Fired Central Heating Systems

An interesting and substantial detached dwelling. Divided into two self contained apartments, it is believed that the property was built to this design. Located within a short walk of North Marine Promenade this is a great opportunity for the next owner to enhance this property. Offered for sale as a whole unit and registered as a Freehold property there is a side driveway with parking and garage at the rear. The accommodation comprises:- Ground Floor - hall, lounge, dining area, kitchen, three bedrooms and shower room. First Floor: entrance with stairs off, landing, lounge, dining area, kitchen, three bedrooms and shower room. Gas fired central heating system and majority double glazing. Viewing via Leonards.

## Offers Over £150,000





### Location

Located on the north side of Bridlington, off Fortyfoot (B1254) within a short walk of the Old Town. The Old Town is a mixture of small shops cafes, pubs and the odd restaurant together with the Priory Church and Bayle Museum. It has it's own distinct flavour so much so it was used as the backdrop for the last Dad's Army film.

### Ground Floor Number 79

#### Entrance Hall

Main entrance door provides access into the ground floor apartment. Access into all rooms off. Radiator. Store cupboards.

#### Lounge Area

11'10" to back of chimney breast x 16'6" into bay (3.614m to back of chimney breast x 5.048m into bay)

Windows to the front elevation. Fire surround. Radiator.

#### Dining Area

7'8" x 9'11" (2.340m x 3.030m)

Windows to the front and side elevations. Radiator.

#### Kitchen

9'1" x 7'4" + door recess. (2.769m x 2.260m + door recess.)

Range of units. Window to the side elevation.

#### Bedroom One

10'10" x 13'3" (3.319m x 4.053m)

Window to the rear elevation. Radiator.

#### Bedroom Two

10'10" x 13'4" (3.310m x 4.068m)

Window to the front elevation. Radiator.

#### Bedroom Three

6'0" x 9'11" (1.840m x 3.030m)

Window to the side elevation. Radiator.

#### Bathroom

5'3" x 8'9" (1.614m x 2.686m)

Suite of bath, wash hand basin and WC. Window to the side elevation. Radiator.

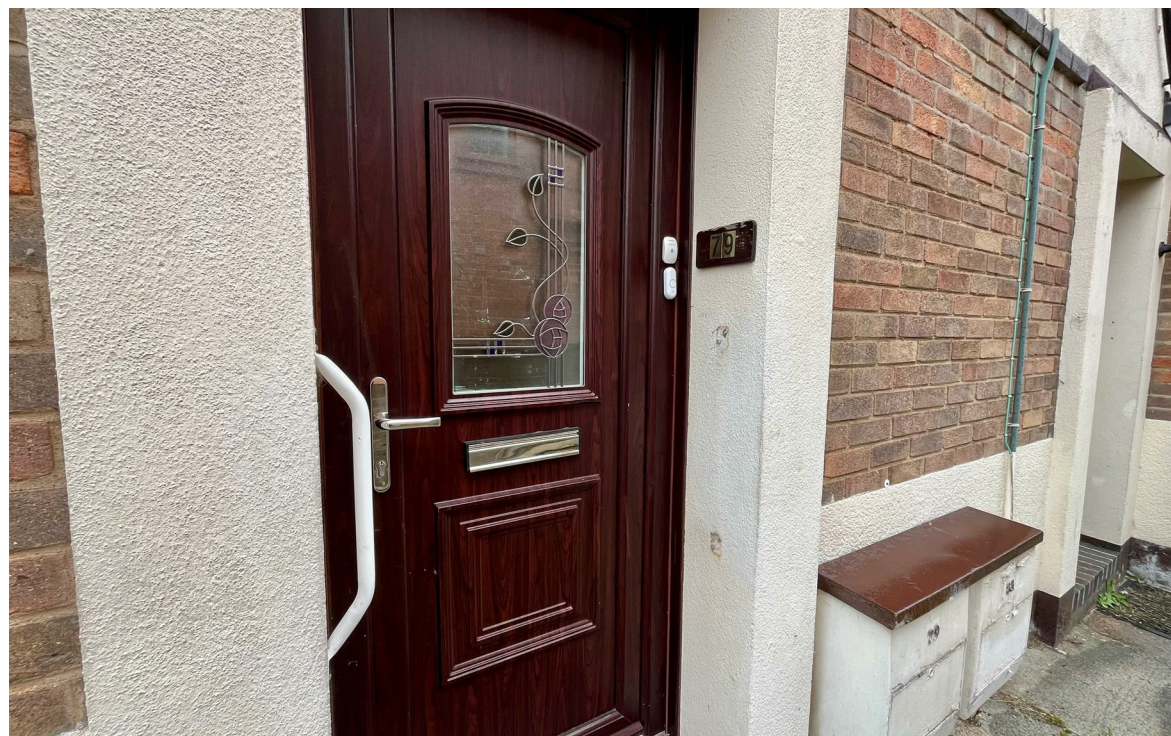
### First Floor Number 81

#### Ground Floor Entrance with Stairs off

Main entrance door provides access into the ground floor entrance with stairs leading off to the first floor apartment.

#### First Floor Landing

Access into all rooms off. Radiator. Store cupboards.





**Lounge Area**

11'10" x 16'7" into bay (3.619m x 5.069m into bay)  
Windows to the front elevation. Fire surround. Radiator.

**Dining Area**

7'7" x 9'11" (2.335m x 3.037m)  
Windows to the front and side elevations. Radiator.

**Kitchen**

7'6" x 11'11" (2.292m x 3.641m)  
Range of units. Window to the side elevation.

**Bedroom One**

10'10" x 13'2" (3.311m x 4.030m)  
Window to the rear elevation. Radiator.

**Bedroom Two**

10'11" x 13'4" (3.334m x 4.067m)  
Window to the front elevation. Radiator.

**Bedroom Three**

6'0" x 8'10" (1.851m x 2.713m)  
Window to the side elevation. Radiator.

**Shower Room**

5'3" x 8'9" (1.608m x 2.690m)  
Suite of shower cubicle, wash hand basin and WC. Window to the side elevation.  
Radiator.

**Outside**

Side driveway provides off road parking and access to the rear garden and garage.

**Garage**

9'7" x 15'11" (2.939m x 4.861m)

**Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property number 79 in Band B for Council Tax purposes. Local Authority Reference Number BRI257079000 and number 81 in Band B for Council Tax purposes. Local Authority Reference Number BRI257081000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Energy Performance Certificate

The property has two EPC's registered. The current energy rating for number 79 it is C 69 and for number 81 it is E 52.

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



















79(GF), 81 (FF), Eighth Avenue, Bridlington

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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