

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



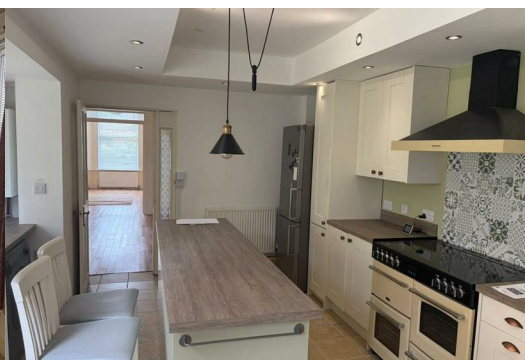
## Trinity Road

Bridlington, YO15 2EY

£175,000



The property is situated on the popular and well-regarded Trinity Road, Bridlington, offering access to a wide range of local facilities and amenities including the town centre, beach and harbour. The town itself is popular with tourists and holiday makers along with offering good access across the North East and Coast.



DESCRIPTION

An opportunity to acquire this substantial family home with accommodation over three floors and scope for further development (stp) The property is configured as a five bedroom house with additional annexe and offers versatile accommodation throughout. The property could be converted into individual flats, a HMO serviced accommodation or BNB (all subject to planning) and could offer potential for a significant income in this area of high demand.

ACCOMMODATION

GROUND FLOOR

- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Annexe Kitchen
- Annexe Living Room
- Annexe w.c.

FIRST FLOOR

- Bedroom one
- Bedroom two
- En suite
- Bedroom three
- Bathroom
- Annexe Bedroom
- Annexe Study

SECOND FLOOR

- Bedroom four
- Bedroom five
- Bathroom

EXTERNALLY

There are gardens to both the front and rear.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the East Riding of Yorkshire Council we have been advised that the property is in Rating Band 'B'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

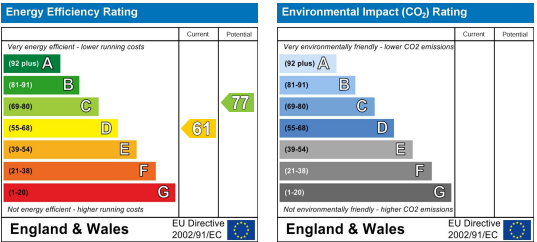
Area Map



Floor Plans



Energy Efficiency Graph



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.