



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.

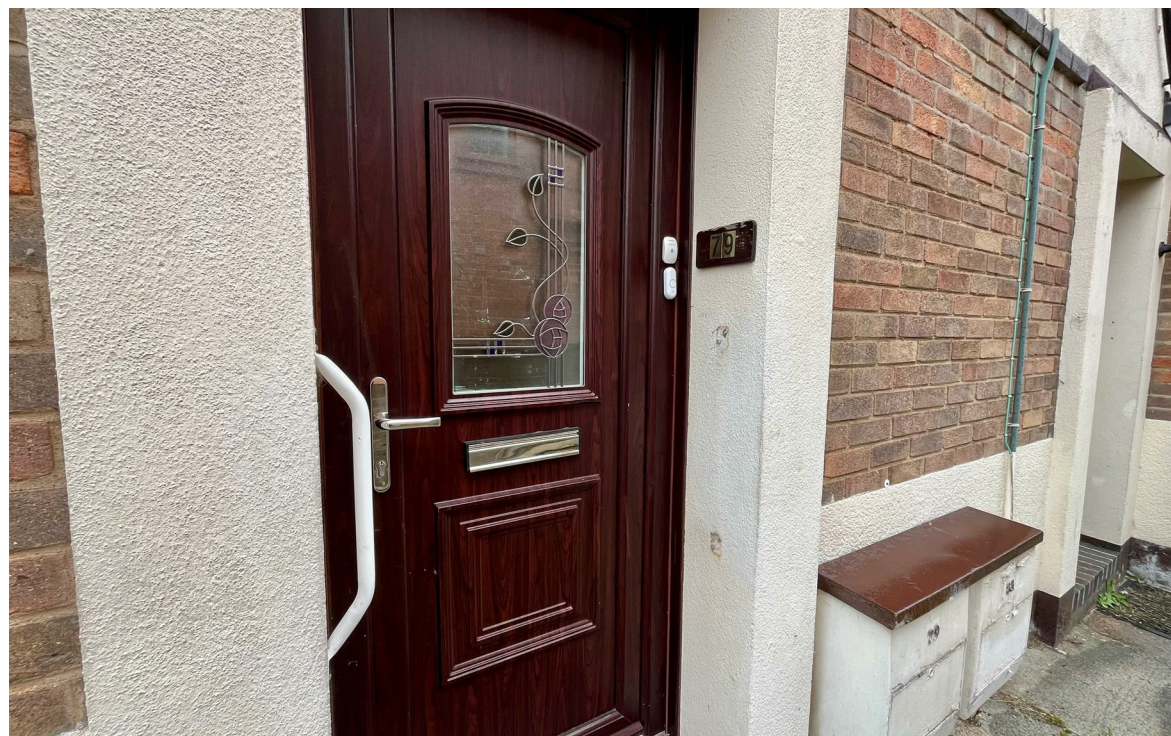
First Floor Number 81

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.



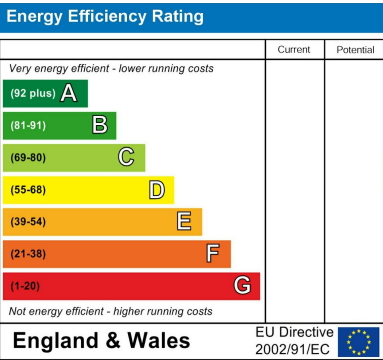






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