



## The Tack House, Londesborough Mews, Bridlington, YO15 3DY

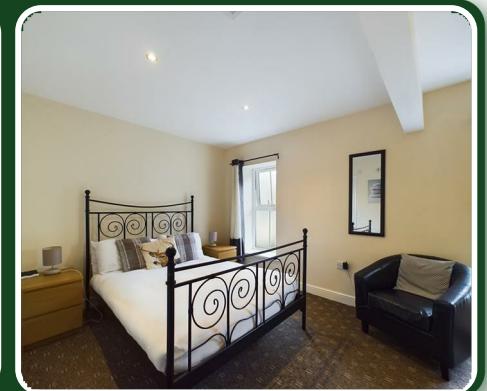
Price Guide £105,000



# The Tack House, Londesborough Mews

Bridlington, YO15 3DY

**Price Guide £105,000**



"The Tack House" a one bedroom cottage converted from a former coach house. Situated in a private tucked away position with pedestrian access from Thorpe Street. Located close to the harbour, south beach, Spa Royal Hall and access into the town centre. The property is currently run as a successful holiday let but would also be ideal as a permanent residence.

The property comprises: Ground floor: modern open plan lounge/kitchen/dining and cloakroom. First floor: a spacious bedroom with modern en-suite bathroom. Exterior: courtyard. Upvc double glazing and gas central heating. No ongoing chain.

#### **Entrance:**

Door into inner hall, central heating radiator.

#### **Open plan lounge/kitchen/dining**

16'1" x 11'4" (4.92m x 3.46m)

#### **Kitchen:**

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over and integrated fridge.

#### **Lounge/diner:**

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

#### **Cloakroom:**

Wc, wash hand basin, plumbing for washing machine and extractor.

#### **First floor:**

Velux window and built in storage cupboard housing gas combi boiler.

#### **Bedroom:**

14'7" x 10'1" (4.47m x 3.08m)

A spacious front facing double room, two upvc double glazed windows and central heating radiator.

#### **En-suite:**

8'0" x 5'10" (2.45m x 1.78m)

Comprises a modern suite, shower cubicle with electric shower, bath, wc and wash hand basin. Part wall tiled, velux window and chrome ladder radiator.

#### **Exterior:**

To the front of the property is a paved and pebbled courtyard.

#### **Notes:**

Council tax band A.

#### **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



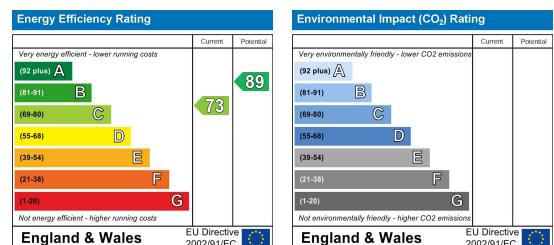
## Floor Plan



## 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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