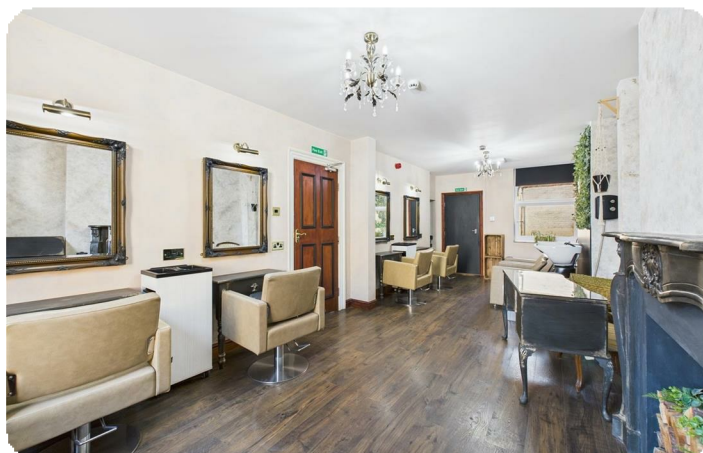




13 Lansdowne Road, Bridlington, YO15 2QU

Price Guide £130,000



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Welcome to Lansdowne Road, Bridlington this property presents a good investment opportunity.

Comprising a block of two flats and ground floor shop/salon complete with a kitchen and wc which could easily be converted back into a one bedroom flat.

On the first floor a two-bedroom flat, currently tenanted, providing immediate rental income. On the second floor a one-bedroom flat, also tenanted, further enhancing the property's income-generating potential.

Situated in the town centre, offering easy access to local amenities, shops, and transport links. T

Whether you are looking to expand your property portfolio or seeking a location for your business, this block of flats on Lansdowne Road is an opportunity not to be missed.

Shop:

27'4" x 9'4" (8.34m x 2.85m)

Door into salon area, period fireplace, understairs storage cupboard, upvc double glazed bay window, upvc double glazed window and three central heating radiators.

Kitchen:

9'7" x 7'3" (2.93m x 2.21m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, upvc double glazed window, central heating radiator and door onto the yard.

Wc:

6'8" x 6'2" (2.04m x 1.90m)

Wc, wash hand basin, part wall tiled, gas combi boiler, upvc double glazed window and central heating radiator.

First floor:

Access to a storage room and wc.

Flat 1:

Entrance:

Door into inner hall.

Lounge:

14'6" x 10'4" (4.44m x 3.15m)

A front facing room, upvc double glazed bay window and central heating radiator.

Kitchen:

12'1" x 5'3" (3.70m x 1.61m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, upvc double glazed window and central heating radiator.

Shower room:

8'11" x 2'4" (2.73m x 0.73m)

Comprises shower cubicle with electric shower, wc and extractor.

Bedroom:

12'11" x 7'8" (3.94m x 2.36m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

12'3" x 4'8" (3.75m x 1.43m)

A front facing single room, upvc double glazed window and central heating radiator.

Second floor:

Flat 2:

Entrance:

Door to second floor landing, built in storage cupboards.

Lounge:

14'8" x 10'5" (4.49m x 3.19m)

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

Kitchen:

12'9" x 7'9" (3.90m x 2.38m)

Fitted with base units, stainless steel sink unit, plumbing for washing machine, part wall tiled, upvc double glazed window and central heating radiator.

Bedroom:

10'11" x 10'1" (3.34m x 3.09m)

A front facing double room, gas combi boiler, velux window and central heating radiator.

Bathroom:

8'2" x 5'11" (2.51m x 1.82m)

Comprises bath, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

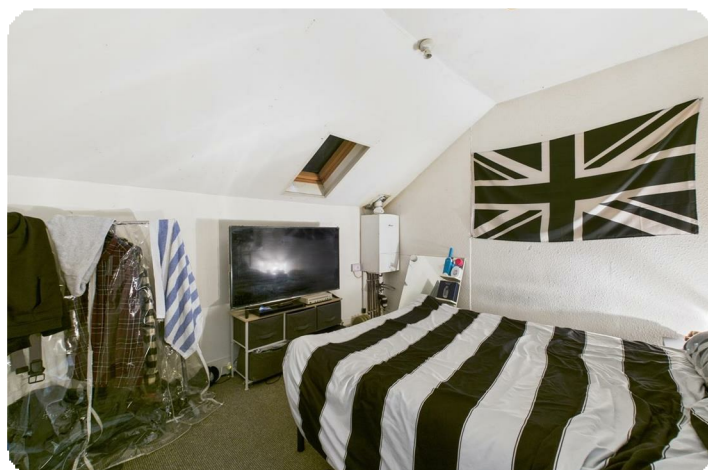
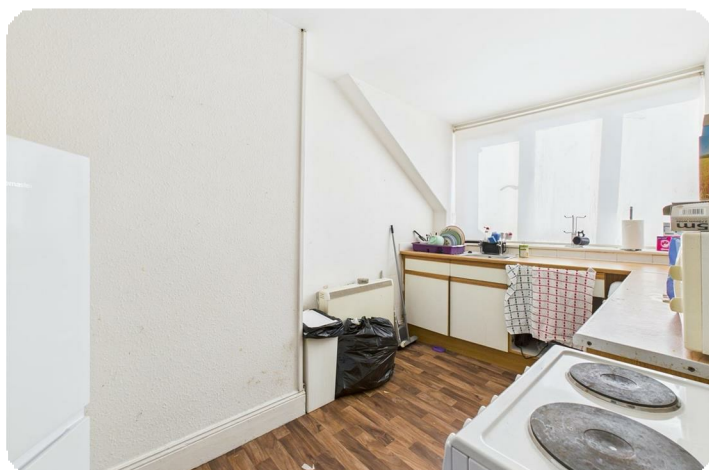
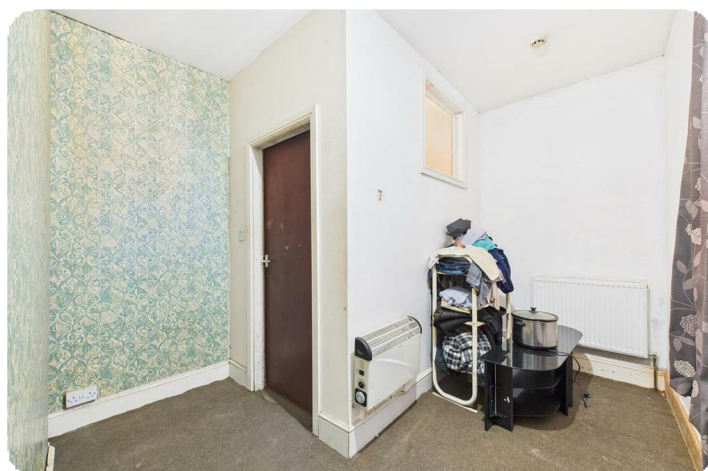
To the side of the property is a passageway giving access to the rear yard.

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



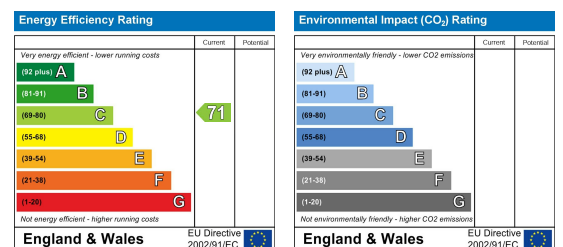
Floor Plan



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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