



## 23 Fairfield Road, Bridlington, YO15 3DR

Offers Over £130,000

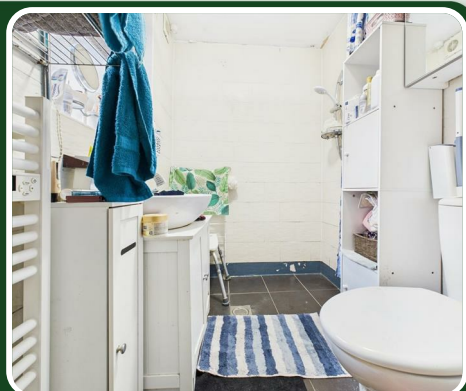
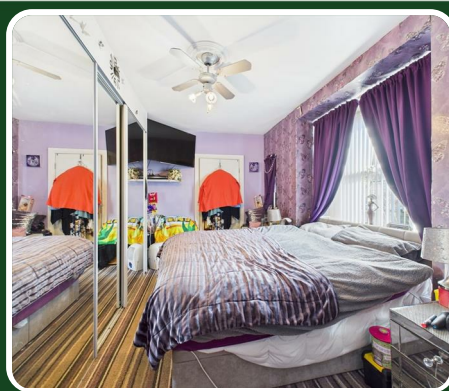




# 23 Fairfield Road

Bridlington, YO15 3DR

**Offers Over £130,000**



Welcome to Fairfield Road, Bridlington, this block of flats presents an exceptional investment opportunity. Comprising two fully tenanted flats, this property is ideally situated on the south side, offering convenient access to local shops, the harbour, and the south beach.

The ground floor features a one-bedroom flat, perfect for individuals or couples seeking a comfortable living space. Above, a spacious three-bedroom maisonette provides ample room for families or those desiring extra space. Each flat is designed to maximise comfort and functionality, making them attractive options for tenants.

The location is particularly advantageous, with easy access to the town centre, ensuring that residents can enjoy all the amenities Bridlington has to offer. Whether you are looking to expand your property portfolio or seeking a reliable source of rental income, this block of flats is a promising choice.

## **Flat 1:**

### **Entrance:**

Upvc double glazed door into inner hall.

### **Lounge/diner:**

17'11" x 14'1" (5.47m x 4.30m)

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

### **Wc:**

5'1" x 3'10" (1.55m x 1.19m)

Wc and wash hand basin.

### **Kitchen:**

12'2" x 10'7" (3.72m x 3.24m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric double oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space for fridge freezer and upvc double glazed window.

### **Bedroom:**

13'3" x 9'5" (4.05m x 2.89m)

A front facing double room, built in wardrobes and upvc double glazed bay window.

### **Bathroom:**

7'4" x 4'11" (2.25m x 1.52m)

Comprises electric shower, wc, wash hand basin, full wall tiled, floor tiled, extractor, upvc double glazed window, ladder radiator and central heating radiator.

## **First floor:**

### **Flat 2:**

### **Entrance:**

Door to staircase to first floor landing, central heating radiator.

### **Lounge/diner:**

15'2" x 11'6" (4.63m x 3.53m)

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

### **Kitchen:**

8'3" x 7'0" (2.52m x 2.14m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, part wall tiled, plumbing for washing machine, gas combi boiler and upvc double glazed window.

### **Bedroom:**

12'10" x 9'1" (3.93m x 2.77m)

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

### **Wc:**

4'6" x 2'7" (1.39m x 0.80m)

Wc and upvc double glazed window.

### Bathroom:

8'9" x 4'5" (2.69m x 1.35m)

Comprises bath, wash hand basin, extractor, sash window and central heating radiator.

### Second floor:

Velux window, built in storage cupboard.

### Bedroom:

12'5" x 11'10" (3.81m x 3.62m)

A side facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

### Bedroom:

13'0" x 9'4" (3.98m x 2.86m)

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

### Exterior:

To the front of the property is a walled garden area.  
To the rear of the property is a yard.

### 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



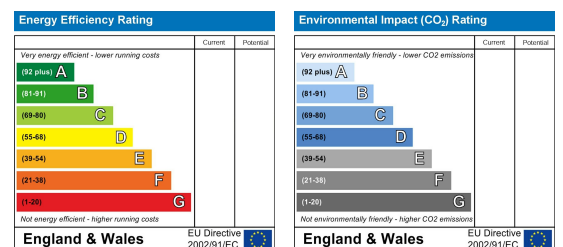
## Floor Plan



## 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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