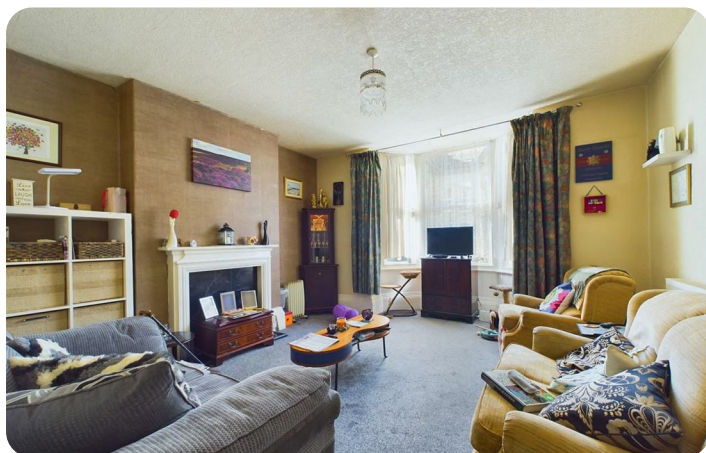




**74 Wellington Road, Bridlington, YO15 2AZ**

**Price Guide £199,950**

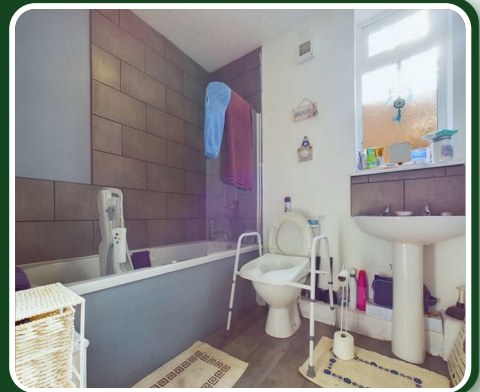




# 74 Wellington Road

Bridlington, YO15 2AZ

## Price Guide £199,950



Welcome to this block apartments located on Wellington Road in the charming town of Bridlington.

Situated in a central town location, this freehold block of three apartments presents a fantastic investment opportunity for those looking to expand their property portfolio. Each apartment has two bedrooms, making them ideal for tenants seeking a modern and comfortable living space.

Currently fully let, this property guarantees a steady income stream from day one, making it a lucrative investment for the buyer. Whether you are a seasoned investor or someone looking to start their property journey, this block of flats offers a promising opportunity to secure a valuable asset in a central location.

### Entrance:

Communal entrance, staircase to first floor and second floor flats.

### Flat 1:

#### Lounge:

14'6" x 13'8" (4.42m x 4.18m)

A front facing room, fireplace with wood surround, upvc double glazed bay window and central heating radiator.

#### Kitchen/diner:

11'7" x 10'5" (3.55m x 3.18m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, central heating radiator and upvc double glazed french doors onto the yard.

#### Utility:

8'7" x 3'2" (2.63m x 0.97m)

Plumbing for washing machine, gas combi boiler, upvc double glazed window and central heating radiator.

#### Bedroom:

13'0" x 9'8" (3.98m x 2.96m)

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

#### Bedroom:

11'9" x 11'1" (3.59m x 3.39m)

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

### Bathroom:

6'11" x 6'4" (2.12m x 1.94m)

Comprises, bath with plumbed in shower above, wc, wash hand basin, part walled tiled, extractor, upvc double glazed window and central heating radiator.

### Flat 2:

#### Entrance:

Door into inner hall, two upvc double glazed windows and central heating radiator.

#### Lounge:

16'4" x 12'6" (4.99m x 3.82m)

A front facing room, fireplace with cast iron insert and wood surround. Upvc double glazed bay window and central heating radiator.

#### Kitchen:

12'2" x 7'1" (3.71m x 2.18m)

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

#### Bedroom:

12'1" x 11'7" (3.69m x 3.55m)

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

#### Bedroom:

13'1" x 8'5" (4.00m x 2.58m)

A rear facing double room, fireplace with cast iron insert and wood surround. Upvc double glazed window and central heating radiator.

#### Bathroom:

8'2" x 5'8" (2.49m x 1.75m)

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

### Flat 3:

#### Entrance:

Door to staircase to second floor landing, velux window and central heating radiator.

**Lounge:**

13'7" x 12'0" (4.15m x 3.67m)

A front facing room, fireplace with cast iron insert and wood surround. Built in storage cupboard, double glazed window and central heating radiator.

**Kitchen:**

9'8" x 6'5" (2.96m x 1.98m)

Fitted with a range of base and wall units, electric oven, gas hob with extractor over, stainless steel sink unit, part wall tiled and velux window.

**Utility:**

8'2" x 3'7" (2.49m x 1.10m)

Plumbing for washing machine and gas boiler.

**Bedroom:**

13'2" x 12'0" (4.03m x 3.66m)

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

**Bedroom:**

12'3" x 10'9" (3.74m x 3.28m)

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

**Bathroom:**

8'0" x 7'10" (2.44m x 2.39m)

Comprises bath, shower cubicle with plumbed in shower, wc and wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

**Exterior:**

To the rear of the property is a enclosed yard.

**Notes:**

Rents:

Flat 1 £550 PCM, soon to increase to £600 PCM

Flat 2 £475 PCM

Flat 3 £475 PCM

**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



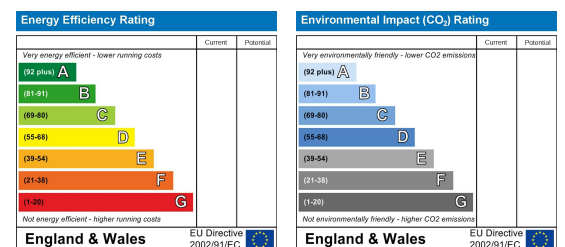
## Floor Plan



## 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.