



72 Bessingby Road, Bridlington, YO16 4SH

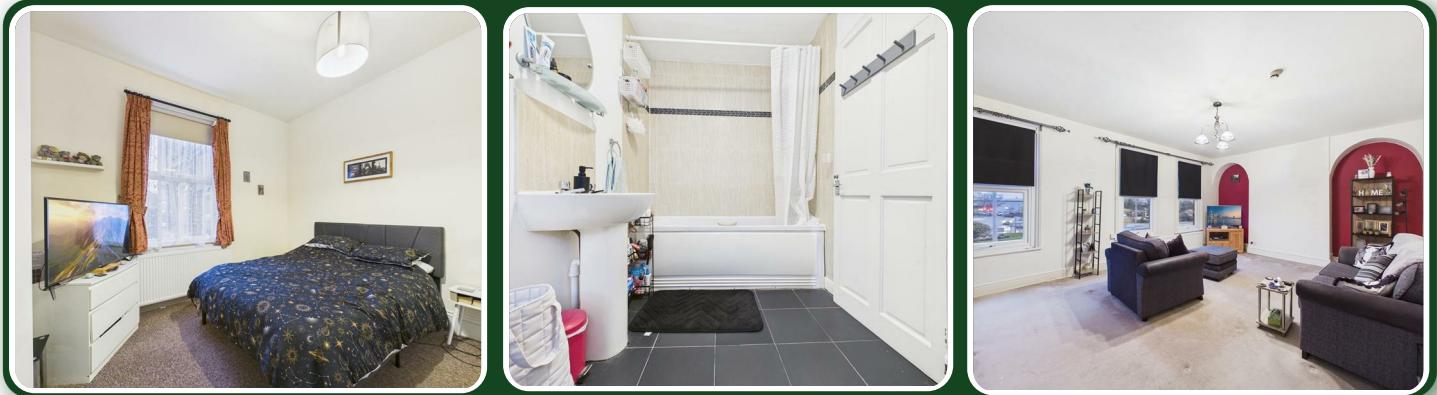
Price Guide £179,950



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Welcome to Bessingby Road in the coastal town of Bridlington. This property comprises two tenanted flats, perfect for those looking to enter the rental market or expand their existing portfolio. Featuring a well-appointed ground floor one-bedroom apartment, complemented by a spacious two-bedroom maisonette above. The layout of the property is thoughtfully designed, allowing for comfortable living in both units. Each apartment is in good condition throughout and has been well maintained, ensuring a welcoming atmosphere for residents. Conveniently located offering easy access to local shops and a supermarket. The south foreshore is just a short stroll away, approximately three-quarters of a mile. Additionally, the nearby health centre and railway station enhance the appeal of this location, making it practical for commuting or enjoying the local amenities.

Communal entrance:

Door into inner lobby, door into inner hall.

Flat 1:

Private entrance:

Door into inner hall, central heating radiator.

Lounge:

16'4" x 13'7" (4.99m x 4.15m)

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

Kitchen:

9'5" x 8'6" (2.89m x 2.61m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob and extractor. Part wall tiled, floor tiled, plumbing for washing machine, two upvc double glazed windows and central heating radiator.

Bedroom:

11'7" x 10'0" (3.55m x 3.07m)

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

Bathroom:

9'9" x 5'8" (2.98m x 1.75m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, floor tiled, gas combi boiler, extractor, upvc double glazed window and central heating radiator.

First floor:

Flat 2:

Private entrance:

Door into inner hall, central heating radiator.

Lounge:

17'3" x 14'0" (5.26m x 4.29m)

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

Kitchen/diner:

13'8" x 11'10" (4.18m x 3.63m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Part wall tiled, gas combi boiler, space for fridge/freezer, upvc double glazed window and central heating radiator.

Utility cupboard:

5'2" x 3'8" (1.60m x 1.14m)

Plumbing for washing machine, upvc double glazed window.

Bathroom:

10'0" x 9'10" (3.07m x 3.00m)

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

Second floor:

Velux window.

Bedroom:

16'7" x 11'5" (5.08m x 3.50m)

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

Bedroom:

10'10" x 10'5" (3.32m x 3.20m)

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

Exterior:

To the front of the property is private parking.

To the rear of the property is a fenced yard. Water point and gated bin storage area.

Notes:

Council tax band: A

New boilers in both flats

Separate utilities

New fire alarm system

£13800 per year with 7% yield.

Purchase procedure

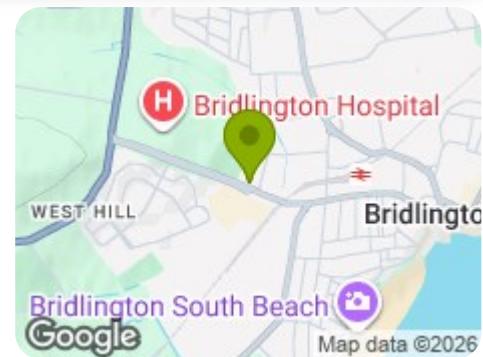
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both ID and proof of funds before we can progress with the sale and send the memorandum of sale.

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.





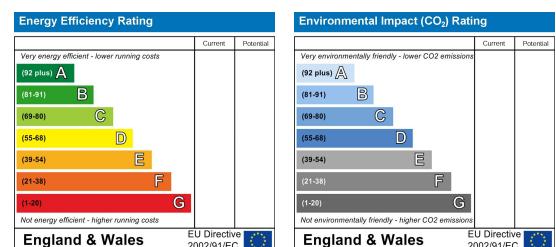
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.