



The Old School House, St John Street, Bridlington, YO16 7NJ

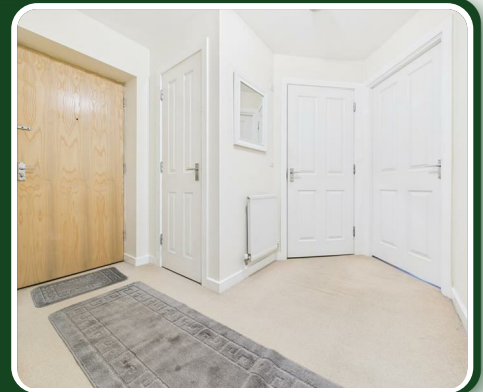
Price Guide £109,950



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Welcome to The Old School House, a two-bedroom ground floor apartment in the coastal town of Bridlington. This apartment is situated within the beautifully converted former Bridlington High School for Girls, offering a unique blend of history and modern living. As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests.

The apartment features two well-proportioned bedrooms, ideal for first-time buyers, second home owners, or investors. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

There is one allocated parking space, a valuable asset in this area.

Situated close to the junction of St John Street and Queensgate, just a short stroll from the historic 'Old Town'. Here, you can explore an array of local shops, restaurants, public houses, and galleries.

With no ongoing chain, this property is ready for you to move in and make it your own.

Communal entrance:

Entry door system gives access to a communal hall. A feature of the building is the wide entrance hall leading to apartment 6.

Private entrance:

Door into a spacious inner hall, built in cloaks cupboard and central heating radiator.

Open plan kitchen/dining/living:

17'6" x 15'6" (5.34m x 4.73m)

Kitchen:

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

Living:

A rear facing room, two central heating radiators and upvc double glazed french doors.

Bedroom:

11'1" x 10'11" (3.38m x 3.33m)

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

Bedroom:

8'11" x 8'9" (2.74m x 2.69m)

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

Bathroom:

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor and central heating radiator.

Exterior:

There is an allocated parking space to the front. To the rear is a communal bicycle store and store for refuse bins.

Notes:

Council tax band B

The boiler has recently been installed with a 5 year guarantee

The property is leasehold on a 155 year lease from 2007.

Service charge £1187.91 pa paid per quarter

Ground rent £315.20 pa

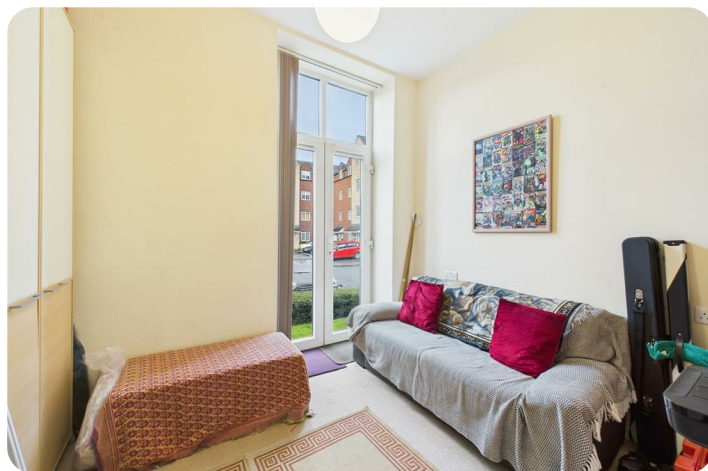
Purchase procedure

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.



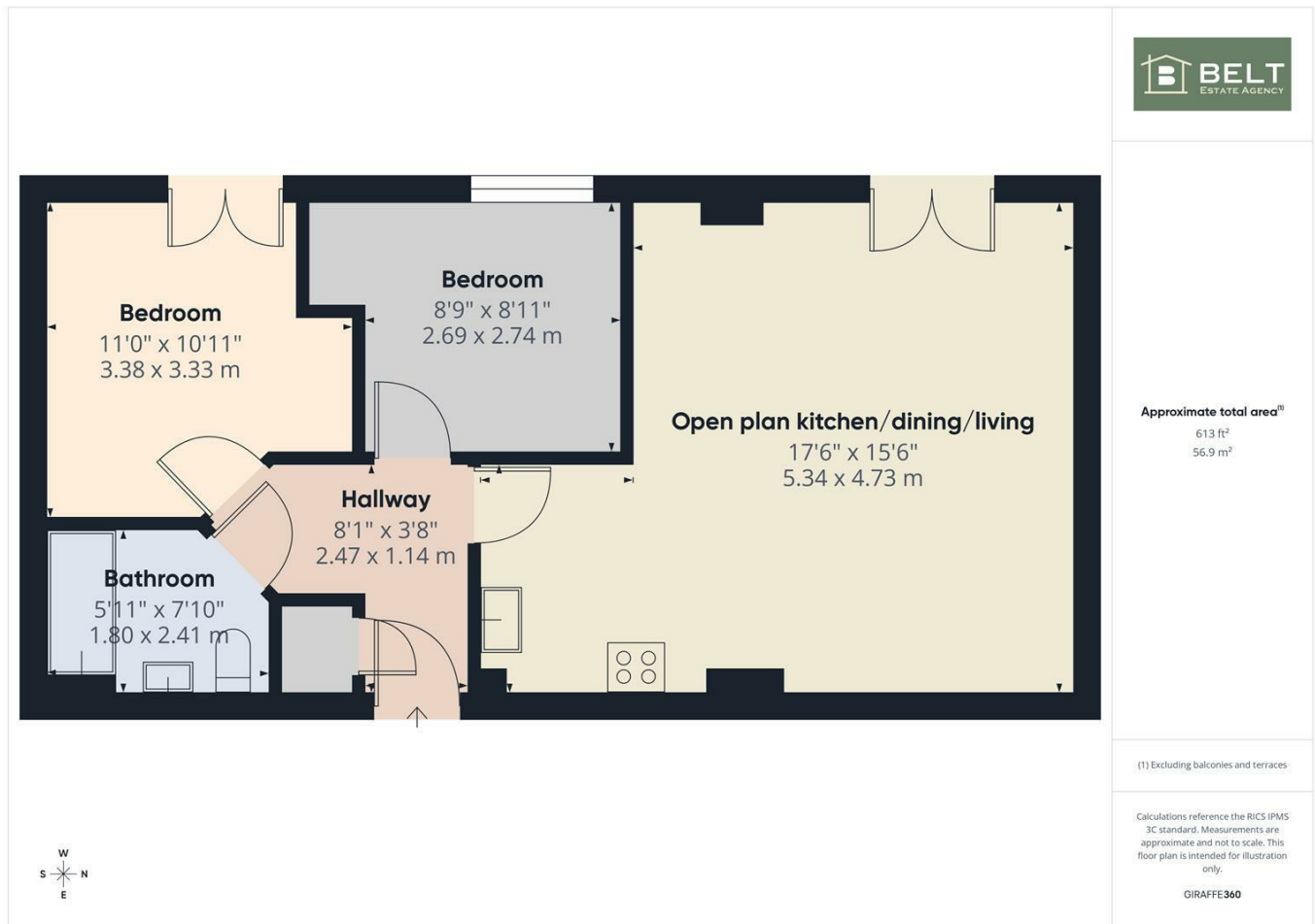
Road Map

Hybrid Map

Terrain Map



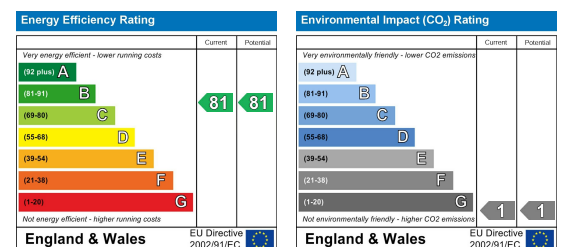
Floor Plan



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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