



## I Lansdowne Crescent, Bridlington, YO15 2QR

Offers Over £165,000



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A three storey detached property which was built c1900's of solid brick construction, having a Suffolk yellow brick half gabled front elevation under a timber framed pitched roof covered with slate tiles. The premises have subsequently been converted to create three self contained flats, all currently occupied and let on Assured Shorthold Tenancies at the following rents: Flat 1: £400.00 pcm. Flat 2: £346.00 pcm. Flat 3: £325.00 pcm. Giving a total annual income of £12,852.00. There is off road parking for up to 3 vehicles. The premises are situated in a small crescent off the main promenade which leads into Bridlington Town Centre from the Northern side of the resort, which lies approximately one third of a mile away. Local facilities include the North Beach, Leisure Complex, including swimming pool etc.

#### **Entrance:**

Meter cupboard, fire alarm panel, stairs and central heating radiator.

#### **Flat 1:**

##### **Lounge:**

A front facing room, cornice style ceiling, window and central heating radiator.

##### **Inner lobby:**

Built in storage cupboard housing meter.

##### **Kitchen:**

Fitted with a range of base and wall unit, worktop, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker. Two double glazed windows, central heating radiator and door onto private courtyard.

##### **Inner lobby:**

##### **Bathroom:**

Wc, wash hand basin, vinyl flooring and window.

##### **Bedroom:**

A rear facing room, window and central heating radiator.

##### **Inner hallway:**

A side facing room, gas combi boiler, vinyl flooring and window.

#### **Bathroom:**

Comprises bath with shower over, wc and wash hand basin. Part wall tiled, vinyl flooring and window.

#### **Bedroom:**

A front facing room, window and central heating radiator.

#### **First floor:**

##### **Landing:**

Access to fire escape, stairs and window.

#### **Flat 2:**

##### **Entrance:**

Water meter, gas meter and window.

##### **Inner hallway:**

Built in cupboard housing fuse box, central heating radiator and window.

##### **Bedroom:**

A front facing room, window and central heating radiator.

##### **Lounge:**

A front facing room, window and central heating radiator.

##### **Bathroom:**

Comprises bath with shower over, wc and wash hand basin. Part wall tiled, window and central heating radiator.

##### **Kitchen:**

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and cooker. Gas combi boiler, upvc double glazed window and central heating radiator.

#### **Second floor:**

#### **Flat 3:**

**Entrance:**

Access to fire escape, two built in cupboards, one housing gas meter and one house fuse box. Window and central heating radiator.

**Bedroom:**

A front facing room, window and central heating radiator.

**Lounge:**

A front facing room, window and central heating radiator.

**Kitchen:**

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, space for fridge, upvc double glazed window and central heating radiator.

**Inner lobby:****Bathroom:**

Comprises bath, wc and wash hand basin. Part wall tiled, built in storage cupboards, one housing gas boiler, window and central heating radiator.

**Exterior:**

Private courtyard to flat 1.

Off road parking for up to three vehicles.

**Notes:**

Tenure: The property is Freehold.

All flats currently rented on 6 month assured shorthold tenancies.

Rental details as follows:

Flat 1: £400.00 pcm

Flat 2: £346.00 pcm

Flat 3: £325.00 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

6

FLOOR PLAN - GROUND FLOOR



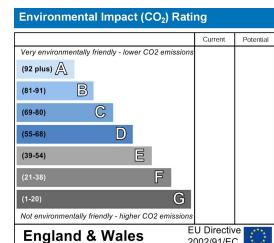
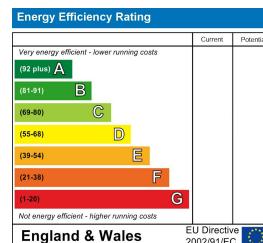
FLOOR PLAN - FIRST FLOOR



## 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.