



2 Clarence Road, Brdilington, YO15 2RA

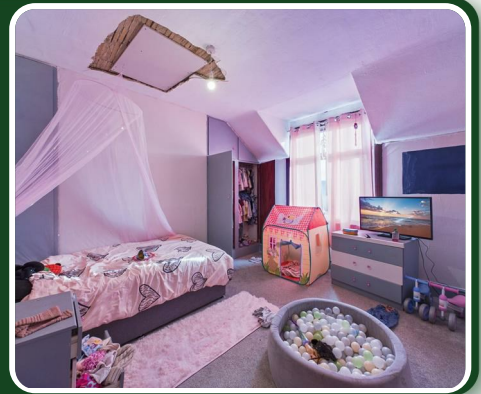
Price Guide £129,950



2 Clarence Road

Brdilington, YO15 2RA

Price Guide £129,950



Welcome to Clarence Road in the coastal town of Bridlington, this three-storey block of flats presents an excellent investment opportunity.

Comprising two self-contained units, the property is ideally located close to the town centre.

Residents will benefit from easy access to local amenities, including shops, restaurants, and the leisure centre, all within a short stroll. Additionally, the beautiful north beach is just a stone's throw away, offering a perfect retreat for those who enjoy coastal living.

This is property is a fantastic opportunity for those looking to expand their property portfolio in Bridlington.

Ground floor flat:

Private entrance:

Door into inner hall, central heating radiator.

Lounge:

15'1" x 11'5" (4.61m x 3.48m)

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

Kitchen:

11'1" x 9'5" (3.39m x 2.88m)

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

Bedroom:

15'7" x 9'6" (4.77m x 2.90m)

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

Bathroom:

6'3" x 5'3" (1.93m x 1.61m)

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

First floor flat:

Private entrance:

Door into inner lobby, staircase to the first floor landing, upvc double glazed window and central heating radiator.

Lounge:

14'11" x 12'10" (4.55m x 3.92m)

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

Kitchen:

10'11" x 9'4" (3.35m x 2.85m)

Fitted with a range of base and wall units, stainless steel sink unit, gas combi boiler and central heating radiator.

Bedroom:

12'0" x 10'3" (3.68m x 3.13m)

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

Wc:

4'3" x 3'10" (1.32m x 1.17m)

Wc, wash hand basin and upvc double glazed window.

Second floor:

Upvc double glazed window.

Bedroom:

12'4" x 10'4" (3.76m x 3.16m)

A front facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

13'4" x 12'11" (4.07m x 3.94m)

A front facing double room, built in wardrobe and cupboards. Upvc double glazed window and central heating radiator.

Bathroom:

9'6" x 9'4" (2.90m x 2.85m)

Comprises shower cubicle with electric shower, wash hand basin, part wall tiled, built in storage cupboards, upvc double glazed window and central heating radiator.

Wc:

4'7" x 3'10" (1.40m x 1.17m)

Wc, wash hand basin, upvc double glazed window and electric radiator.

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



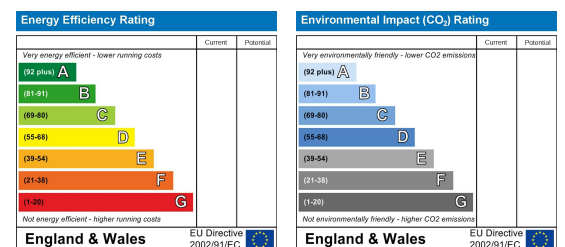
Floor Plan



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.