



## 53 Wellington Road, Bridlington, YO15 2AX

Price Guide £180,000



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An investment opportunity to acquire a large house converted into 4 self contained flats, on street parking, large garden to the rear and garage. First floor: under small renovation, insulation and a new bathroom in one flat, general tidy up and redecorating in the other.

Situated in a good central position approximately 200 metres from the town centre and harbour with a variety of shops, cafes, restaurants, public houses etc.

Recently reduced for quick sale

#### **Tenancy:**

Sold tenants in situ, only 2 of the flats are tenanted and 2 are vacant.

F3 £350 pcm F4 £390 pcm

Rent when fully occupied is currently £1440, 6 months AST and tenants not in arrears.

#### **Ground floor flat (F4):**

Tenanted - A two bedroom ground floor flat comprising: lounge, kitchen/dining room, utility, bathroom and two spacious double bedrooms.

#### **First floor flat (F1):**

Vacant - A one bedroom first floor flat comprising: lounge, kitchen, bathroom and a spacious double bedroom.

#### **First floor flat (F2):**

Vacant - A one bedroom first floor flat comprising: lounge, kitchen, bathroom and a spacious double bedroom.

#### **Second floor flat (F3):**

Tenanted - A one bedroom second floor flat comprising: lounge, kitchen, bathroom and a spacious double bedroom.

#### **Notes:**

Council tax bands: A

Recently reduced for quick sale

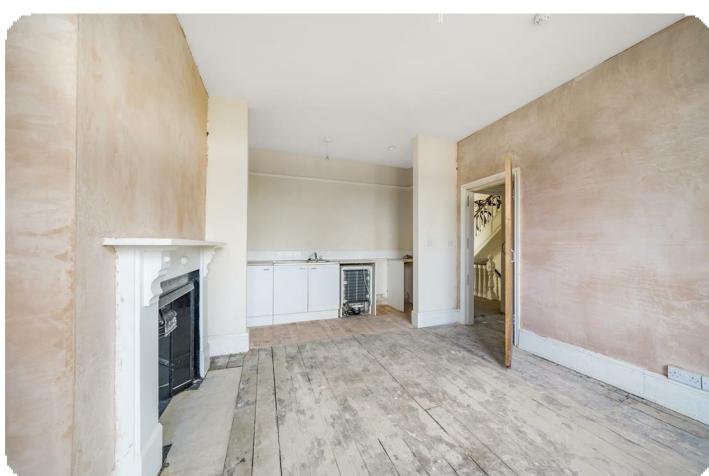
#### **Purchase procedure**

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



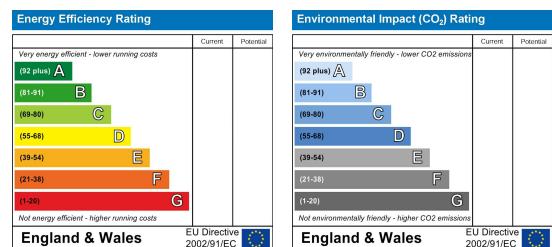
## Floor Plan



## 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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