



## Horsforth Avenue, , Bridlington, YO15 3DF

- Well Established Guest House
- Close Proximity To The Sea Front
- Seven Lettings Rooms With Ensuite Bathrooms
- Southside Location
- Two Reception Rooms
- Parking For Six Vehicles

**Asking Price £350,000**



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## DESCRIPTION

Situated on the ever-popular south side of Bridlington, this well-established and successful guest house enjoys a superb coastal location just a short stroll from Bridlington South Beach, the picturesque Bridlington Harbour, and the renowned Bridlington Spa. Ideally positioned for holidaymakers, the property benefits from excellent access to the promenade, local amenities, restaurants and attractions that make this traditional seaside town such a popular destination

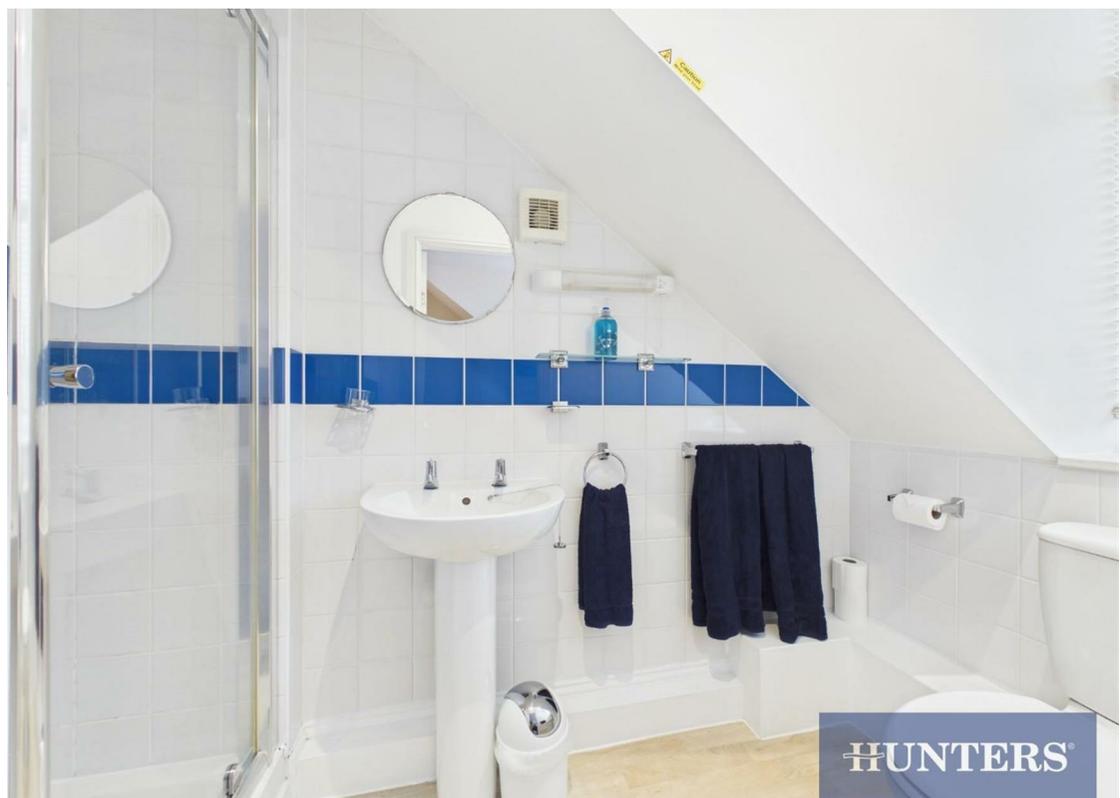
To the ground floor, guests are welcomed by a ground floor bedroom, comfortable lounge and a spacious dining room, ideal for serving breakfasts and providing a relaxing communal space. A well-equipped kitchen and separate utility room offer practical working areas for day-to-day operations.

The guest house offers seven well-presented guest bedrooms, all of which benefit from private en-suite facilities, providing comfortable and welcoming accommodation for visitors throughout the year. The property has been carefully maintained and is arranged to support a well-run hospitality business with a strong reputation and repeat clientele.

Externally, the property benefits from outside space for guests to enjoy during warmer months, together with the valuable advantage of six off-street parking spaces, a rare and highly sought-after feature in this central coastal location.

Combining an excellent trading position close to the seafront and harbour with well-appointed guest accommodation and practical facilities, this charming guest house presents a fantastic opportunity for those seeking a lifestyle business in one of the East Yorkshire coast's most popular seaside resorts.







**HUNTERS**

Approximate total area<sup>(1)</sup>  
 2414 ft<sup>2</sup>  
 224 m<sup>2</sup>

Reduced headroom  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Viewings**

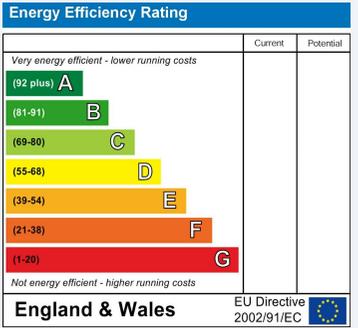
Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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