

HUNTERS®

HERE TO GET *you* THERE



Victoria Road

Bridlington, YO15 2AT

£350,000



- Large Guesthouse
- Perfect For Investments
- Rear Garden

- No Onward Chain
- Close To Local Amenities
- Off Street Parking

Tel: 01262 674252

Victoria Road

Bridlington, YO15 2AT

£350,000



Hunters are now in receipt of an offer for the sum of £372,500 for 25-27 Victoria Road. Anyone wishing to place an offer on the property should contract Hunters Estate Agents, 27 Quay Road, YO15 2AR, 01262 674252 before exchange of contracts.

Hunters Exclusive are delighted to offer to the market this large detached property formally ran as a guest house, located on Victoria Road in the town centre of Bridlington.

Ideally positioned within close proximity to local amenities to include, transport links to surrounding areas, various shops, shopping centre, restaurants, butchers bakery and much more.

This commercial property is offered to the market with no onward chain and is a fantastic investment opportunity for those looking to run their own business in the Bridlington area.

The accommodation comprises of eighteen bedrooms, sixteen bathrooms, three separate WCs, four reception rooms, and two kitchens with a private family area away from the communal guest house, off road parking & garden to the rear.

Call Hunters today on 01262 674252 to register your interest!

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Porch

UPVC door to front, coving, door leading to hallway.

Hallway

Coving, carpet, radiator, power points and stairs to first floor landing.

Lounge

Bay window to front aspect, coving, telephone point, TV point and power points.

Dining Room

Two windows to side aspect, bay window to side aspect, French doors between rooms, radiator, coving, TV point and power points.

Bar

Box bay window to front aspect, coving, radiator, bar, sink and drainer unit and power points.

Snug

UPVC double glazed window to side and rear aspect, radiator and power points.

Kitchen

Range of wall and base units with roll top work surfaces, tiled splashback, plumbed for dishwasher/washing machine, space for tumble dryer, space for fridge/freezer, sink and drainer unit, gas cooker point, extractor hood, extractor fan and power points.

Bedroom One

Window to side aspect, radiator, TV point and power points.

En-Suite

Low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Two

French doors to rear aspect, fitted wardrobes, radiator, TV point and power points.

En-Suite

Panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, part tiled walls and shaver point.

Bedroom Three

Window to side aspect, radiator, TV point and power points.

En-Suite

Window to side aspect, shower cubicle with shower over, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Four

Window to rear aspect, radiator, TV point and power points.

En-Suite

Window to side aspect, panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Five

Window to front aspect, radiator, TV point and power points.

En-Suite

Window to side aspect, shower cubicle with shower over, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Six

Window to front aspect, radiator, wash hand basin, TV point and power points.

Bedroom Seven

Window to front aspect, radiator, wash hand basin, TV point and power points.

En-Suite Six And Seven

Window to side aspect, panel enclosed bath with shower over, low flush WC, shaver point and part tiled walls.

Bedroom Eight

Window to rear aspect, radiator, dressing room, TV point and power points.

En-Suite

Panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Nine

Window to front aspect, radiator, dressing room, TV point and power points.

En-Suite

Shower cubicle with shower over, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Ten

Window to front aspect, radiator, dressing room, TV point and power points.

En-Suite

Window to side aspect, shower cubicle with shower over, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Eleven

Window to rear aspect, radiator, TV point and power points.

En-Suite

Window to side aspect, walk in shower, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Twelve

Two windows to side aspect, radiator, fitted wardrobes, TV point and power points.

Bedroom Thirteen

Window to side aspect, radiator, TV point and power points.

En-Suite Twelve And Thirteen

Window to side and rear aspect, shower cubicle with shower over, panel enclosed bath, low flush WC, wash hand basin with vanity, shaver point and part tiled walls.

Bedroom Fourteen

Window to rear aspect, radiator, TV point and power points.

En-Suite

Window to side aspect, walk in shower, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Fifteen

Window to rear aspect, radiator, TV point and power points.

En-Suite

Shower cubicle with shower over, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Sixteen

Bay window to front aspect, window to front aspect, radiator, TV point and power points.

En-Suite

Shower cubicle with shower over, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Bedroom Seventeen

Window to rear aspect, radiator, TV point and power points.

Bedroom Eighteen

Window to rear aspect, radiator, TV point and power points.

En-Suite Seventeen And Eighteen

Walk in shower, low flush WC, wash hand basin with pedestal, shaver point and part tiled walls.

Kitchenette - Top Floor

Range of base units with roll top work surfaces, electric oven and hob, sink and drainer unit and power points.

Garden

Mainly laid to lawn with plant and shrub borders.

Floorplan

Approximate Area = 6007 sq ft / 558.1 sq m
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Total = 6022 sq ft / 559.4 sq m
 For identification only - Not to scale

Denotes restricted head height



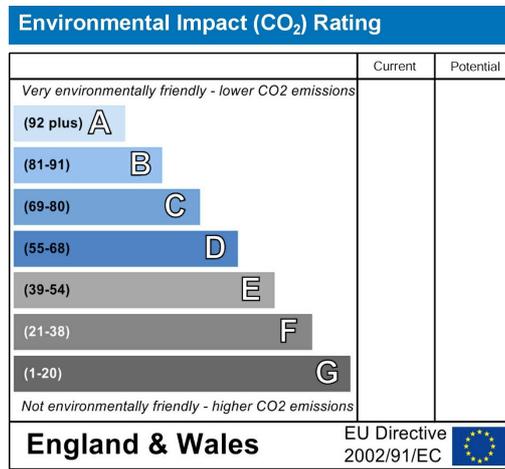
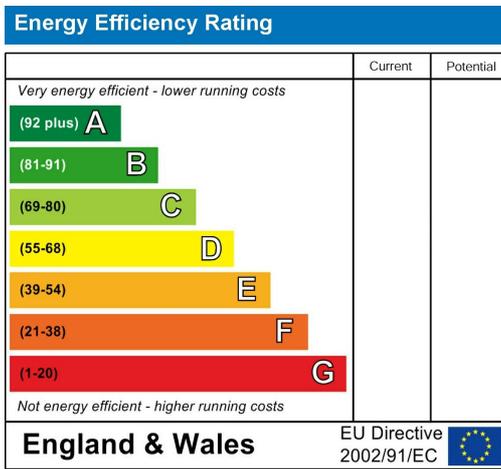
Certified Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nrb.com 2022







Energy Efficiency Graph



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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