

Flat 1, Cliff Street, Bridlington,  
North Humberside

**Guide Price: £65,000**  
**Leasehold**

 **Reeds Rains**

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## Flat 1, 6 Cliff Street, Bridlington, North Humberside

**Guide Price: £65,000**

**++FOR SALE THROUGH MODERN METHOD**

**OF AUCTION++OF INTEREST TO EITHER**

**FIRST TIME BUYER OR INVESTOR++**

**SPACIOUS FIRST FLOOR FLAT WITH**

**THREE DOUBLE BEDROOMS+++ RIGHT IN**

**THE CENTRE OF BRIDLINGTON town centre**

**Habour Court is a super first floor flat located**

**right in the middle of Bridlington town centre**

**and within yards of Bridlington Harbour. The**

**property would be ideal for first time buyers or**

**investor looking for a good return on**

**investment. The property briefly comprises:**

**lounge, kitchen, house...**

### **Auction Agreement**

This property is for sale by the Modern Method

of Auction which is not to be confused with

traditional auction. The Modern Method of

Auction is a flexible buyer friendly method of

purchase. Upon close of a successful auction

or if the vendor accepts an offer during the

auction, there is no fee taken by the

auctioneer however the buyer will be required

to put down a non-refundable Reservation Fee

of 3.5% to a minimum of 5,000.00 + VAT (

1,000.00) = ( 6,000.00) which secures the

transaction and takes the property off the

market. Fees paid to the Auctioneer may be

considered as part of the chargeable

consideration for the property and be included

in the calculation for stamp duty liability.

Further clarification on this must be sought

from your legal representative. The buyer will

be required to sign an Acknowledgement of

Reservation form to confirm acceptance of

terms. Copies of the Reservation form and all

terms and conditions can be found in the

Legal Pack which can be downloaded for free

from the auction section of our website or

requested from our Auction Department.

Please note this property is subject to an

undisclosed reserve price which is generally

no more than 10% in excess of the Starting

Bid, both the Starting Bid and reserve price

can be subject to change. Terms and

conditions apply to the Modern Method of

Auction, which is operated by Corporate

Clients powered by iam-sold Ltd.

### **Entrance Hall**

A timber fire door gives access into entrance

hall with access to all rooms, entry phone

system, power points and gas central heating

radiator. Built in storage cupboards.

### **Bedroom One**

4.83 x 4.14

Offering 3 X double glazed windows over

looking Bridlington town center. Decorative

light fitting, gas central heating radiator and

power points.

### **Bedroom Two**

4.75 x 4.06

Another spacious double bedroom with 2 X

double glazed windows over looking

Bridlington town centre, gas central heating

radiator and power points.

### **Bedroom Three**

4.01 x 2.95

A double bedroom with double glazed window

to both side and rear. Gas central heating

radiator and power points.

### **Lounge**

4.98 x 4.83

Double glazed window to front and rear

aspects, high ceiling and deep skirting boards.

Decorative light fittings, gas central heating

radiators X2. Timber fireplace with tiled back,

TV point and power points.

### **Kitchen**

4.27 x 3.51

Spacious kitchen offering a range of wall and

floor white units with complementing work

surfaces, stainless steel sink and drainer,

plumbing for washing machine and space for

upright fridge freezer. 6 ring gas range cooker

with extractor fan over. Gas central heating

radiator, double glazed window to rear. Power

points, cushioned flooring and walk in pantry,

### **Bridlington**

2.31 x 2.34

Located on the East Coast of Yorkshire

Bridlington has been a popular destination for

many years for English holidays / weekend

breaks. Bridlington has award-winning

beaches of golden sands which stretch out on

either side of the historic harbour and in the

hot summer months these bustle with a hive of

activity. The beautifully designed promenades

provide everything from fun-fairs to quiet

places where you can sit and watch the world

and boats go by.

Bridlington has a range of shops, attractions

and restaurants to suit most needs and the

historic Old Town of Bridlington offer a

fascinating contrast of a time gone by. A little

further in land are the beautiful picturesque

villages and scenery of the Yorkshire Wolds

which make a great day out. Bridlington's

neighbouring resorts of Scarborough and

Hornsea also offer many attractions, and the



For full EPC please contact the branch.

All Measurements are Approximate.

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### **Tenure**

There are 108 years remaining on the lease.

The management fee is 80 per month this

includes buildings insurance, ground rent and

the general up keep of the building. Council tax

is currently approximately 105 per month.

### **Bathroom**

With double glazed window to side aspect.

Three piece suite in white with panel bath, low

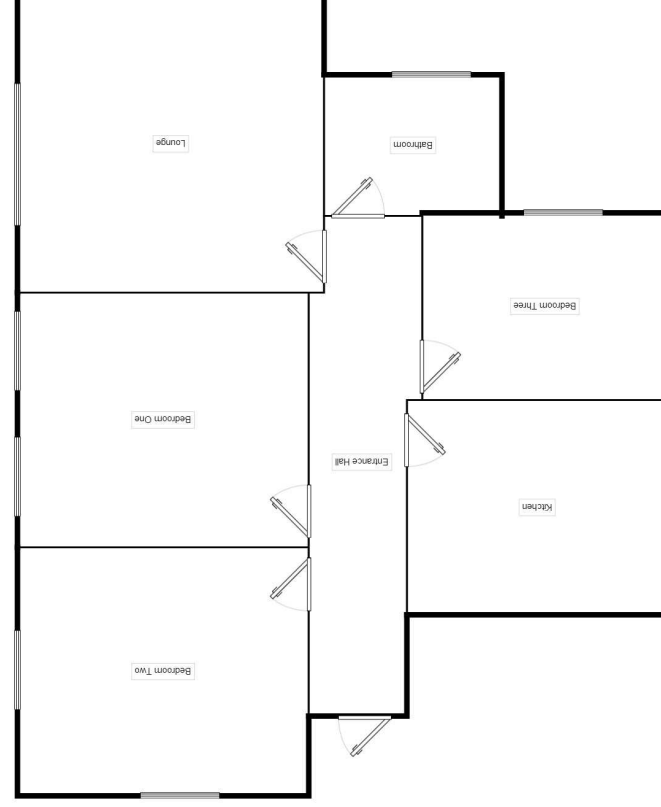
flush WC, pedestal hand wash basin, gas

central heating radiator and cushioned flooring.

### **Floorplan**

and fabulous walks.

spectacular Heritage Coastline of Bempton and  
Flamborough known for its famous bird reserves



Measurements are approximate. Not to scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and  
Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the  
services of the recommended provider, which may also be an associated company of Reeds Rains.