



43 Carlton Street
, YO16 4JR

By Auction £95,000



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**** For sale by online auction ** Pre-Auction offers considered ****

Located on Carlton Street in the popular coastal town of Bridlington, this three-bedroom semi-detached family home presents an excellent opportunity for those looking to create their ideal living space. While the property is in need of modernisation, it offers a fantastic project for buyers eager to put their personal touch on a home. Upon entering, you will find an entrance hall, a reception room that provides a comfortable area for relaxation and family gatherings, and separate kitchen. The three bedrooms offer ample space for family living or guest accommodation. The property also features a bathroom, which, although in need of updating, holds potential for a stylish transformation. One of the standout features of this home is the generous garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The property benefits from a modern gas boiler and UPVC double glazing, ensuring warmth and energy efficiency. Conveniently located, this home is just a short stroll from local shops and amenities, making daily errands and leisure activities easily accessible. With no onward chain, this property is ready for a new owner to take the reins and embark on a rewarding renovation journey. In summary, this semi-detached house on Carlton Street is an ideal choice for families or investors looking for a project in a desirable location. With its potential for modernisation and a lovely garden, it promises to be a wonderful home for years to come.

- **** For sale by online auction ** Pre-Auction offers considered ****
- **Buyers Fee Applies**
- **Good sized rear garden**
- **Auction Date – Thursday 2nd October 2025**
- **Three bedroom semi in need of updating**
- **NO CHAIN**
- **Auction Pack Available On Request**
- **UPVC double glazed and gas central heating (Boiler only a years old)**

Entrance Porch

Door to the front aspect and door into the inner entrance hall.

Entrance Hall

Stairs leading to the first floor. Walk in pantry and understairs storage cupboard.

Sitting Room

UPVC window to the front aspect and radiator.

Dining Kitchen

UPVC window to the rear aspect and radiator. Some wall and base units.

Utility

UPVC door to the side and window overlooking the garden.

First Floor Landing

Bedroom One

With UPVC window to the front and radiator.

Bedroom Two

With UPVC window to the rear and radiator.

Bedroom Three

With UPVC window to the front aspect and radiator.

Bathroom

Bath with shower over and wash basin. UPVC window to the rear aspect and radiator.

Separate WC

Low flush WC

Exterior

There is a walled front garden with steps and pathway leading to the front door. There is side access to a good sized lawned and fenced garden with willow tree and patio.

Services

Mains connected to water, drainage, gas and electric.

Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.

Auction Terms and Conditions

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms &

conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. **PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.** Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



Road Map



Hybrid Map



Terrain Map



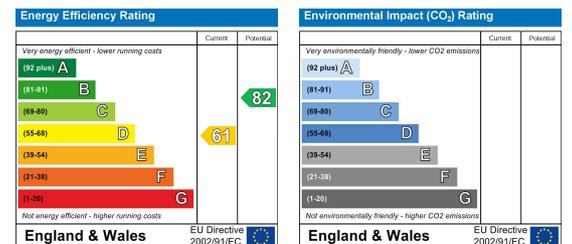
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 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.