



18 Blackburn Avenue , YO15 2ES

By Auction £26,000



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, Bridlington, YO15 2ES

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*** SOLD BY ONLINE AUCTION*** AUCTION DATE 16th AUGUST 2025

This would make a perfect investment opportunity as you could achieve a rental income of £450 to £500 PCM

Located on Blackburn Avenue in the popular coastal town of Bridlington, this spacious one-bedroom first-floor apartment presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this flat is its prime location. Just a short stroll from the bustling town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Additionally, the beautiful sea front is within close proximity, allowing for leisurely walks along the coast and the chance to enjoy the stunning views that Bridlington has to offer.

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- CLOSE TO THE TOWN CENTRE AND SEAFRONT
- Immediate 'exchange of contracts' available
- ONE BEDROOM FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- Being sold via 'Secure Sale'
- IDEAL AS AN INVESTMENT OR FIRST PROPERTY
- IN NEED OF SOME UPDATING

Communal Entrance

With composite door to the front aspect and stairs to the first floor.

Entrance Hall

Door to the communal landing area. Single glazed window, radiator and laminate flooring.

Kitchen

Wall and base units. Sink and drainer unit, electric hob and oven with extractor above. Plumbing for washer, radiator, laminate flooring and single glazed window to the rear aspect.

Sitting Room

Single glazed sash window to the front aspect, TV point and radiator.

Bedroom One

Single glazed sash window to the rear and radiator.

Bathroom

Bath with electric shower over low flush WC, pedestal hand wash basin, part tiled and wall mounted gas boiler.

Innner Hall

Fire door the the first floor communal landing area.

Exterior

To the front is a shared walled front area for bins and on-street parking.

Services

Mains connected to water, drainage, electric and gas central heating.

Service charge and ground rent £370 per year.
63 years remaining on the lease.

AUCTION DETAILS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer".

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by

appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

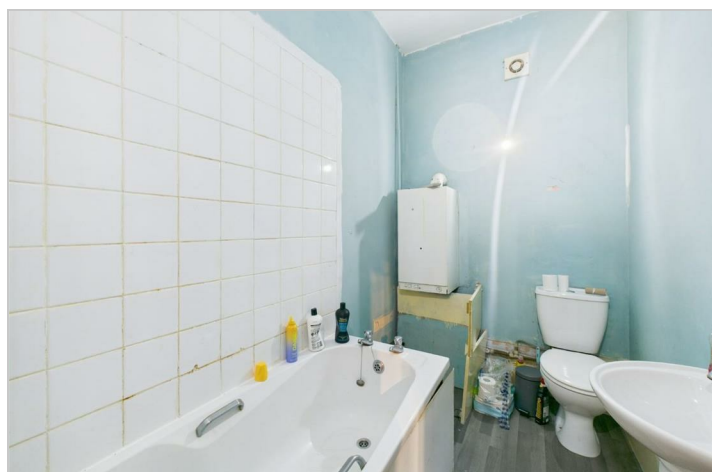
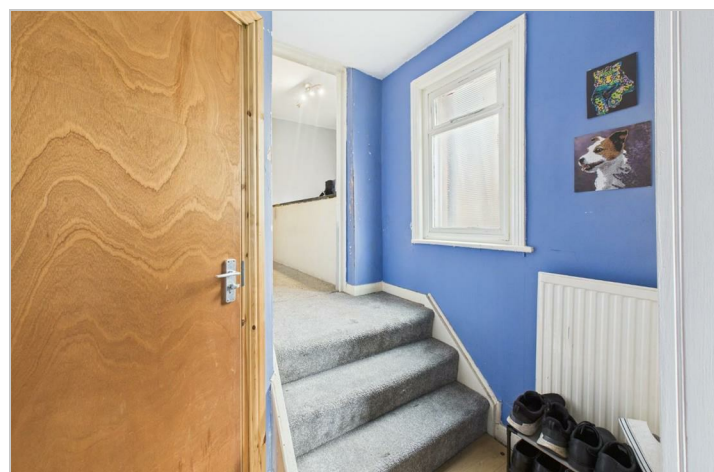
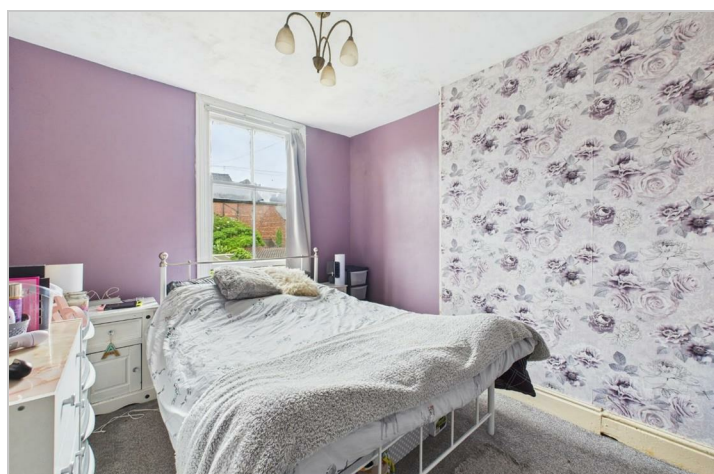
A Legal Pack associated with this particular property is available to view upon request and contains

details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



Hybrid Map



Terrain Map



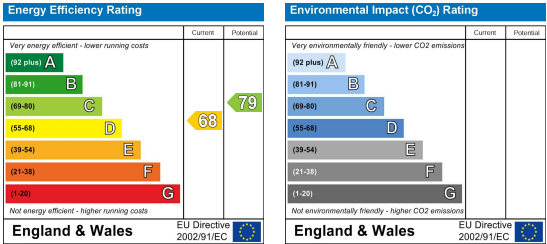
Floor Plan



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.