

## Rickaby Close, Bridlington, YO16

**£110,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

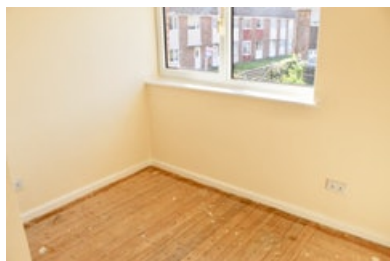
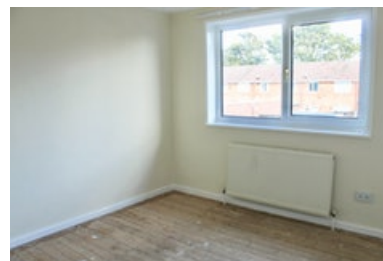
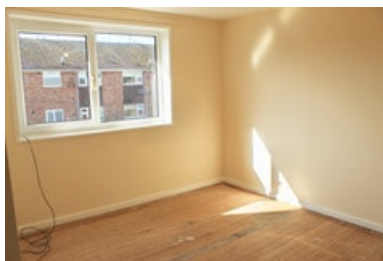
Housesimple are delighted to offer the opportunity to own this three-bedroom property located on the north side of Bridlington and situated close to local amenities including a variety of shops, schools, a nursery, college, and brilliant transport links to the town centre and surrounding villag

### Key features:

- Private Garden
- Bursting With Potential
- Popular Location
- Close To Local Amenities & Transport Links

## Extra info:

- **Property Age:** 65 years
- **Council Tax:** Band A (£1205.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking

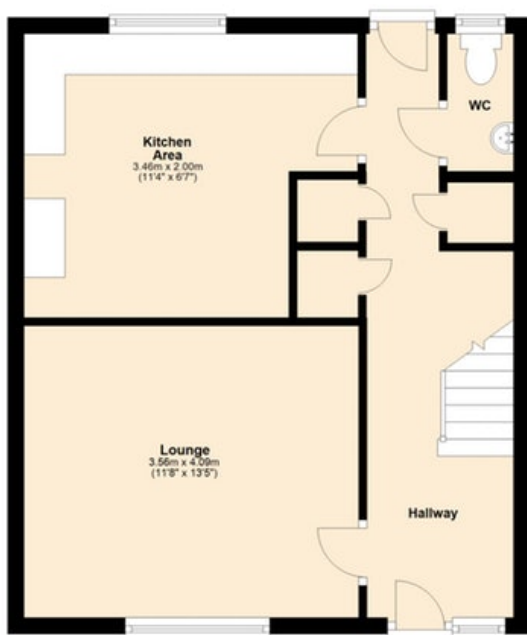


### \*\*\* Guide Price £110,000 to £120,000 \*\*\*

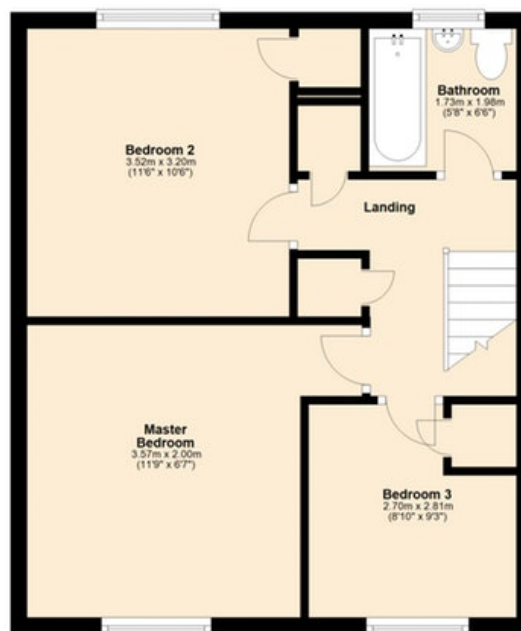
Housesimple are delighted to offer the opportunity to own this three-bedroom property located on the north side of Bridlington and situated close to local amenities including a variety of shops, schools, a nursery, college, and brilliant transport links to the town centre and surrounding villages. The accommodation briefly comprises of a welcoming entrance hall, a generously sized lounge, a spacious kitchen, three good sized bedrooms, bathroom, ground floor WC, and a private low maintenance rear garden. The property benefits from an external brick storage space, uPVC Double Glazing, and Central Heating. This home is ideal for first-time buyers who are looking for a blank canvas to add their own personality, or an entrepreneur for the rental market and is bursting with potential. This is an opportunity not to be missed, and early viewings are highly recommended to avoid disappointment.

## Floor plan:

**Ground Floor**  
Approx. 42.6 sq. metres (458.1 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.2 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**  HM Government

**6, Rickaby Close, BRIDLINGTON, YO16 7BP**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 9969-2878-7802-9291-4895
<b>Date of assessment:</b> 18 October 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 21 October 2019	<b>Total floor area:</b> 86 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,199</b>
<b>Over 3 years you could save</b>	<b>£ 615</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 291 over 3 years	£ 195 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 615 over 3 years                 </div>
<b>Heating</b>	£ 1,635 over 3 years	£ 1,203 over 3 years	
<b>Hot Water</b>	£ 273 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 2,199</b>	<b>£ 1,584</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
	70	88

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

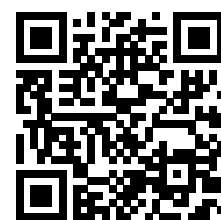
Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 162
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 75
3 Low energy lighting for all fixed outlets	£25	£ 84

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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