



11a Kirkgate
Bridlington
YO16 7JU

GUIDE PRICE

£81,500

1 Bedroom Ground Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401



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On Road
Parking



Gas Central Heating

11a Kirkgate, Bridlington, YO16 7JU

A delightfully presented one bedroomed ground floor apartment situated of the edge of Bridlington's Old Town. This generously proportioned property benefits from a communal entrance, entrance hall, lounge, kitchen, bedroom, bathroom, communal gardens and on street parking.

Kirkgate is in a popular location near the Priory Church on the edge of the Old Town conservation area, within immediate walking distance of the Old Town High Street, where the 'Dad's Army' film was commissioned and these shops provide for most daily needs. There are other convenience stores in the locality and the Primary School that serves the area is less than quarter of a mile away. Local buses are linked through the area linking the property to the main town.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Lounge



Lounge



Kitchen



Bedroom

Accommodation

COMMUNAL ENTRANCE

With intercom system and storage cupboards for use of the owners.

ENTRANCE HALL

13' 4" x 2' 8" (4.06m x 0.81m)

With radiator, wall light and doors to:

LOUNGE

13' 8" x 11' 8" (4.17m x 3.56m)

With electric fire in situ, TV point, radiator and window to front elevation.

KITCHEN

10' 6" x 8' 6" (3.2m x 2.59m)

A modern white fitted kitchen with a range of wall, base and drawer unit, breakfast bar, worktop over, tiled splash back and vinyl flooring. The kitchen offers space for a freestanding cooker, washing machine and fridge freezer. There is also a pantry / store cupboard, radiator, window to the rear

elevation, wall mounted gas central heating boiler and coving.

BEDROOM

13' 7" x 10' 4" (4.14m x 3.15m)

With window to front elevation and radiator.

BATHROOM

7' 2" x 6' 4" (2.18m x 1.93m)

A modern white bathroom suite benefitting from a timber panelled bath, low level WC, pedestal wash hand basin, tiled walls and window to rear elevation.

OUTSIDE

This property has on street parking, along with access to a large communal garden area which benefits from shrubs, trees and a raised seating area.



Entrance Hall



Bathroom



View



Communal Gardens

TENURE

The property is Freehold.

The charges are £500 per annum for maintenance, insurance, gardening and fire system. (Paid to the managing agent)

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 60 square metres.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

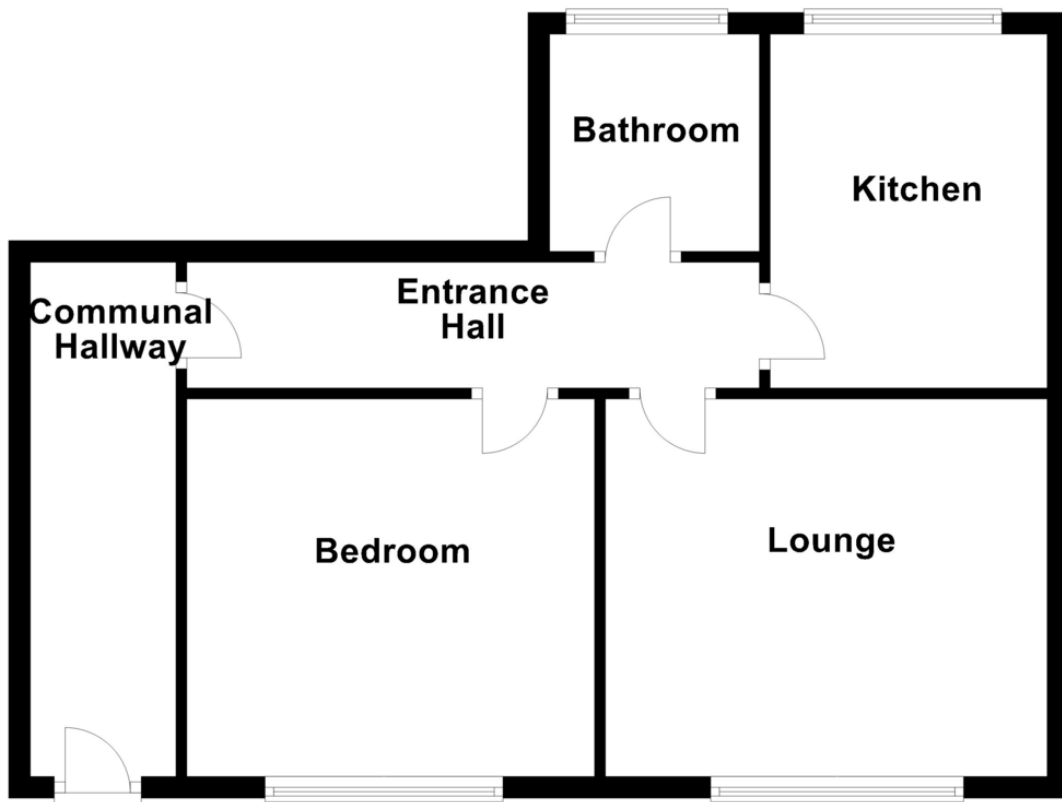
Floor plans are for illustrative purposes only.

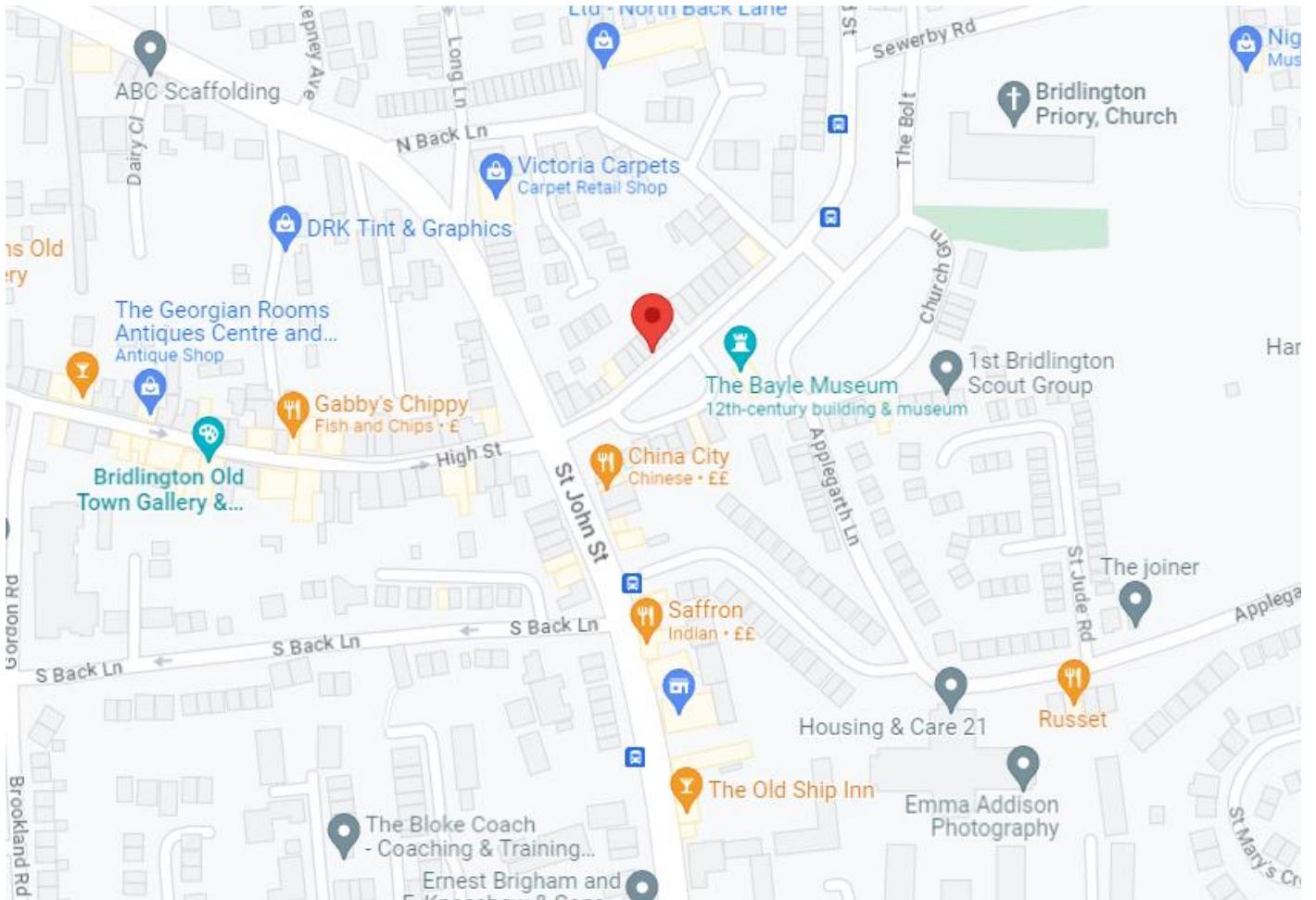
VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),
is approximately 60 sq m

Ground Floor





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