



50b North Street  
Bridlington  
YO15 2DY

GUIDE PRICE

**£99,950**

4 Bedroom First Floor Maisonette

■ **Ulliyotts** ■  
EST 1891

01262 401401



Lounge



4



2



1



On Road  
Parking



Gas Central Heating

## 50b North Street, Bridlington, YO15 2DY

A four bed roomed maisonette, handily placed for schools, shops and all amenities all within striking distance. The spacious apartment benefits from gas central heating and Upvc double glazing. On street parking available and there is a shared yard area.

The accommodation briefly comprises of a ground floor shared entrance into the passageway with own entrance door and stairs leading off to the first floor landing, entrance hall, lounge / diner, kitchen, four bedrooms and bathroom.

The property is located in the heart of town just off the main shopping centre and all amenities. The local schools which serve the locality are at Quay Primary and Headlands Comprehensive. The town

centre and harbour, north side seafront, bus station etc are all within immediate walking distance.

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.





Dining Area



Kitchen



Kitchen



Bedroom 1

## Accommodation

### GROUND FLOOR SHARED ENTRANCE

With door from North street into passageway, access to rear yard and entrance to number 50b.

### ENTRANCE HALL

21' 6" x 3' (6.55m x 0.91m)

With stairs leading up from the ground floor, radiator, stairs to second floor and doors to:

### LOUNGE / DINER

21' 6" x 12' 3" (6.55m x 3.73m)

A lovely light and spacious through room with two windows to front elevation, one being a bay window. Two radiators, feature fireplace and TV point.

### KITCHEN

13' 1" x 12' 8" (3.99m x 3.86m)

With range of wall and base units, storage cupboards to recess housing wall mounted gas central heating boiler, space for washer and

dishwasher, built-in oven, hob and extractor, work surface over, splash back, asterite sink and mixer tap, window to rear elevation and radiator.

### BEDROOM 4 (FIRST FLOOR)

12' 4" x 7' 8" (3.76m x 2.34m)

With window to rear elevation, radiator and wall mounted wash hand basin.

### BATHROOM

8' 8" x 8' 6" (2.64m x 2.59m)

With quadrant shower cubicle, electric shower over, panelled bath, pedestal wash hand basin and low level wc, part tiled walls and two windows to the side elevation.

### SECOND FLOOR LANDING

With storage cupboard and doors to:



Bedroom 1



Bedroom 2



Landing



Bathroom

### **BEDROOM 1**

14' 2" x 10' 5" (4.32m x 3.18m)

With radiator, window to rear elevation and wardrobes.

### **BEDROOM 2**

11' 8" x 11' 2" (3.56m x 3.4m)

With window to front elevation, radiator and wardrobe.

### **BEDROOM 3**

12' 1" x 9' 8" (3.68m x 2.95m)

With window to front elevation and radiator.

### **OUTSIDE**

The property is pavement frontage. There is a shared yard to the rear of the property, bin area in passageway which leads to the rear. On street parking is available.

### **TENURE**

We understand that the property is freehold and is

offered with vacant possession upon completion.

### **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 129 square metres.

### **COUNCIL TAX BAND**

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





Bathroom

## 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.

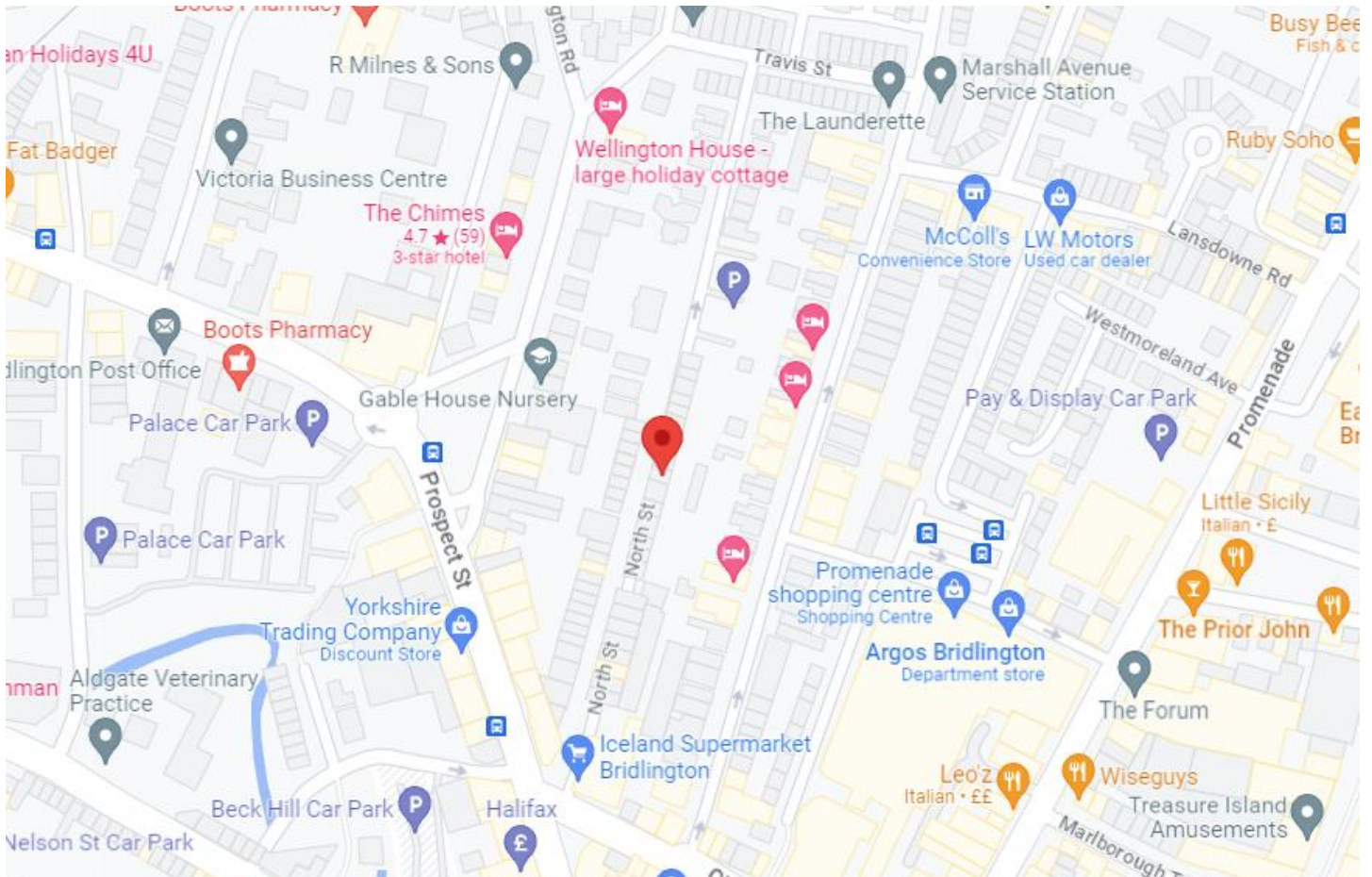
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 129 sq m



# Why Choose Ulllyotts?



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