



Flat 6 Shirley Court  
Bridlington  
YO15 3JJ

GUIDE PRICE

**£105,000**

2 Bedroom Ground Floor Flat

**Ulllyotts**  
EST 1891

01262 401401





View from the property

 2
  1
  1
  On Road Parking
  Gas Central Heating

## Flat 6 Shirley Court, Bridlington, YO15 3JJ

A two bedroomed ground floor flat benefitting from a communal entrance, entrance hall, lounge, kitchen, two bedrooms and bathroom. There is on street parking and communal gardens.

The property is a self-contained apartment, at ground floor level which is served by a lift and has rear access. The building is fully maintained and managed by Nicholsons of Filey. The accommodation briefly comprises entrance hall, lounge, kitchen, bathroom and two bedrooms.

The property lies just to the south of the Spa Royal Hall, overlooking the south bay, beach and new lifeboat station and is all within easy walking distance of the town centre and harbour.

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



Kitchen



Bedroom 1



Bathroom

## Accommodation

### COMMUNAL TELE ENTRY

With intercom service from ground floor level.

### OWN ENTRANCE

Leading into the entrance hall.

### ENTRANCE HALL

15' 9" x 5' 4" (4.8m x 1.63m)

With storage cupboard, radiator, coving, thermostat and doors to:

### LOUNGE

15' 5" x 14' 4" (4.7m x 4.37m)

With bay window to the front elevation, radiator, coving and wall lighting.

### KITCHEN

10' 2" x 4' 8" (3.1m x 1.42m)

With range of wall and base units, built-in electric oven, gas hob and extractor, washing machine, built-in fridge freezer, work surface over, tiled splash back, vinyl flooring, asterite sink and mixer tap, radiator and coving.

### BEDROOM 1

14' 3" x 9' 7" (4.34m x 2.92m)

With window to the side elevation, cupboard housing wall mounted gas central heating boiler, coving and wall lighting.

### BEDROOM 2

11' 11" x 8' 6" (3.63m x 2.59m)

With window to the rear radiator elevation and coving.

### BATHROOM 8' 9" x 5' 6" (2.67m x 1.68m)

With white suite comprising, pedestal wash hand basin, low level WC, panelled bath with shower attachment, radiator and wall lighting.

### OUTSIDE

There is on street parking available and communal patio gardens to the front of the property. There is a rear access with bin store.





Bedroom 2

### SERVICE MANAGEMENT

Nicholsons in Filey manage the block. The Management and Maintenance is £120 per calendar month for 15<sup>th</sup> October 2023 – 14<sup>th</sup> October 2024. There is no ground rent as each flat owner owns a share of the freehold. All funds are paid into Shirley Court Limited.

### TENURE

We understand from the vendor that the lease on this property is currently 973 years as of 2024.

### COUNCIL TAX BAND

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

### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. 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 92 square metres.

### 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.

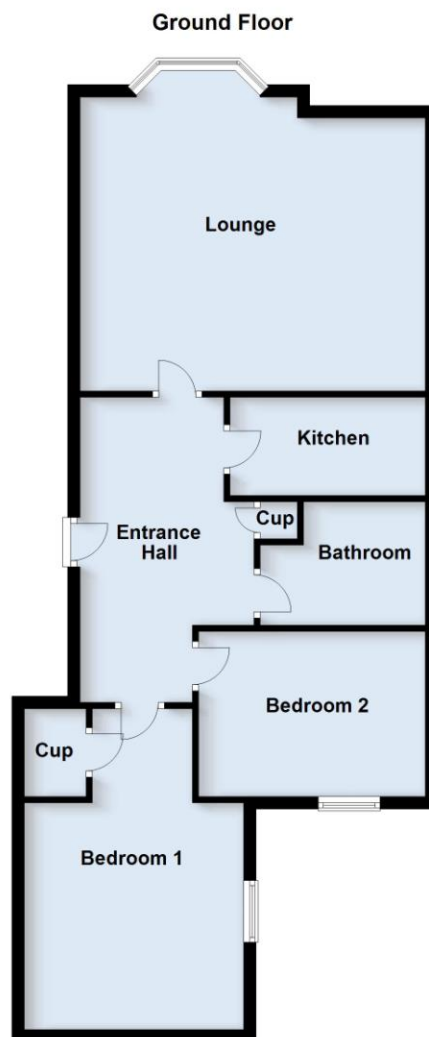
Floor plans are for illustrative purposes only.

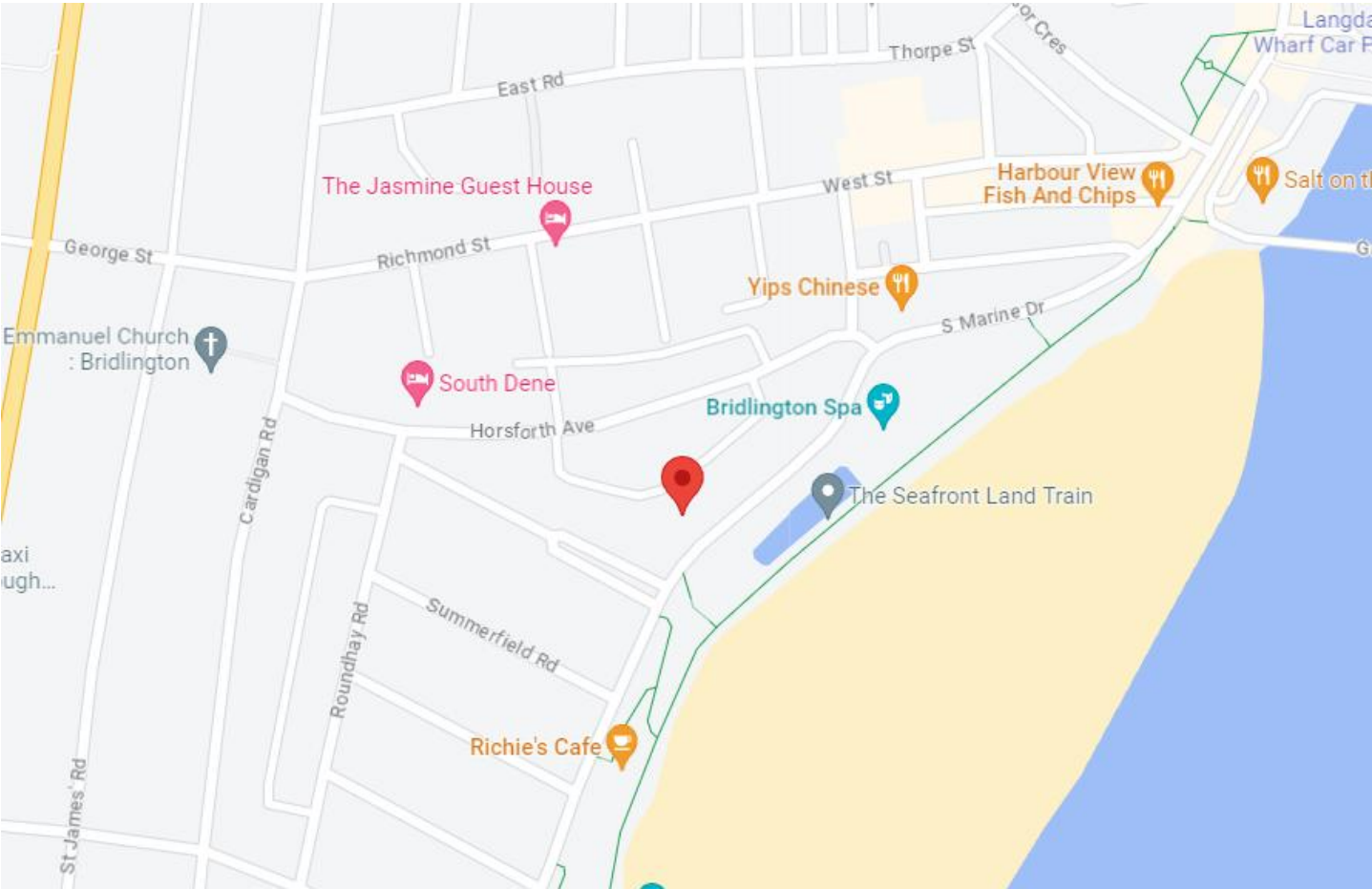
### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 92 sqm





# Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*



# ■ Ulllyotts ■

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