



Flat 1 109 Promenade
Bridlington
YO15 2QJ

GUIDE PRICE

£115,000

2 Bedroom Ground Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen



2



1



1



Allocated
Parking



Electric Heating

Flat 1 109 Promenade, Bridlington, YO15 2QJ

A spacious two bedroomed, ground floor apartment situated off Bridlington's north side seafront, opposite the East Riding Leisure Centre complex and offering excellent sea views from York Road.

The apartment offers a generous layout with the communal entrance leading into the private entrance hall, lounge / dining room / kitchen, two good sized bedrooms and shower room. Parking space and communal outside space with bin area.

The Promenade Flats are situated at the top end of the Promenade, offering SEA VIEWS down York Road, which is a prime central location, perfect for holiday home seekers, retirees or anyone looking for a central positioned apartment with sea views and

parking. A walk to the heart of Bridlington's town centre is only 400 yards. The north side seafront and harbour are also close to hand, together with the walks up to Limekiln's and Sewerby along the front or beach.

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 Diner



Shower Room



Bedroom 1

Accommodation

ENTRANCE HALL

17' 1" x 4' 00" (5.21m x 1.22m)

With cylinder cupboard and doors to:

LOUNGE / DINER / KITCHEN

18' 2" x 21' 3" (5.54m x 6.48m)

Lounge / Diner - with window and bay window to the front elevation and electric storage heater.

Kitchen - A modern fitted kitchen with a range of wall, base and drawer units, electric oven and hob, extractor fan, worktop over, stainless steel sink and mixer tap, tiled flooring, splashback, ceiling spotlighting, built in washing machine and space for fridge freezer.

BEDROOM 1

11' 8" x 10' 2" (3.56m x 3.1m)

With window to the rear elevation and electric storage heater.

BEDROOM 2

10' 6" x 8' 9" (3.2m x 2.67m)

With window to the rear elevation and electric storage heater.

SHOWER ROOM

10' 7" x 7' 2" (3.23m x 2.18m)

With double shower cubicle, thermostatic shower over, WC, pedestal wash hand basin, tiled splashback, vinyl flooring and ceiling spotlighting.

OUTSIDE

There is one allocated parking space available for this property, along communal gardens.

TENURE

This property is leasehold with a 125 year lease from the 1st January 2008. Trinity Estates manage the block, the current management and maintenance fees are £196.12 per month. The ground rent on the property is a one off payment of £300 per year.



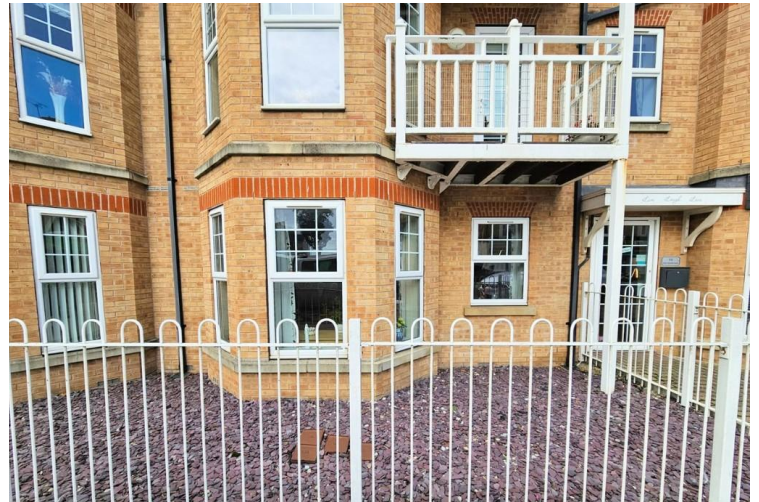
Bedroom 2



Inner Hallway



Rear Elevation



Front Elevation Close Up

SERVICES

All mains services are available at the property.

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 63 square metres.

COUNCIL TAX BAND

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

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.

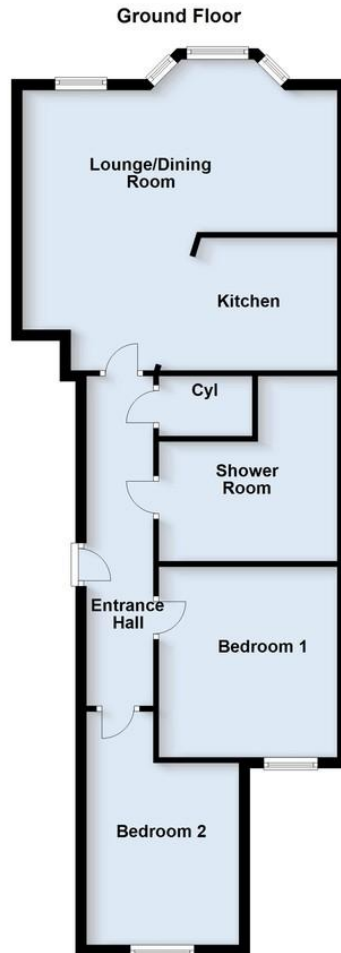
Floor plans are for illustrative purposes only.

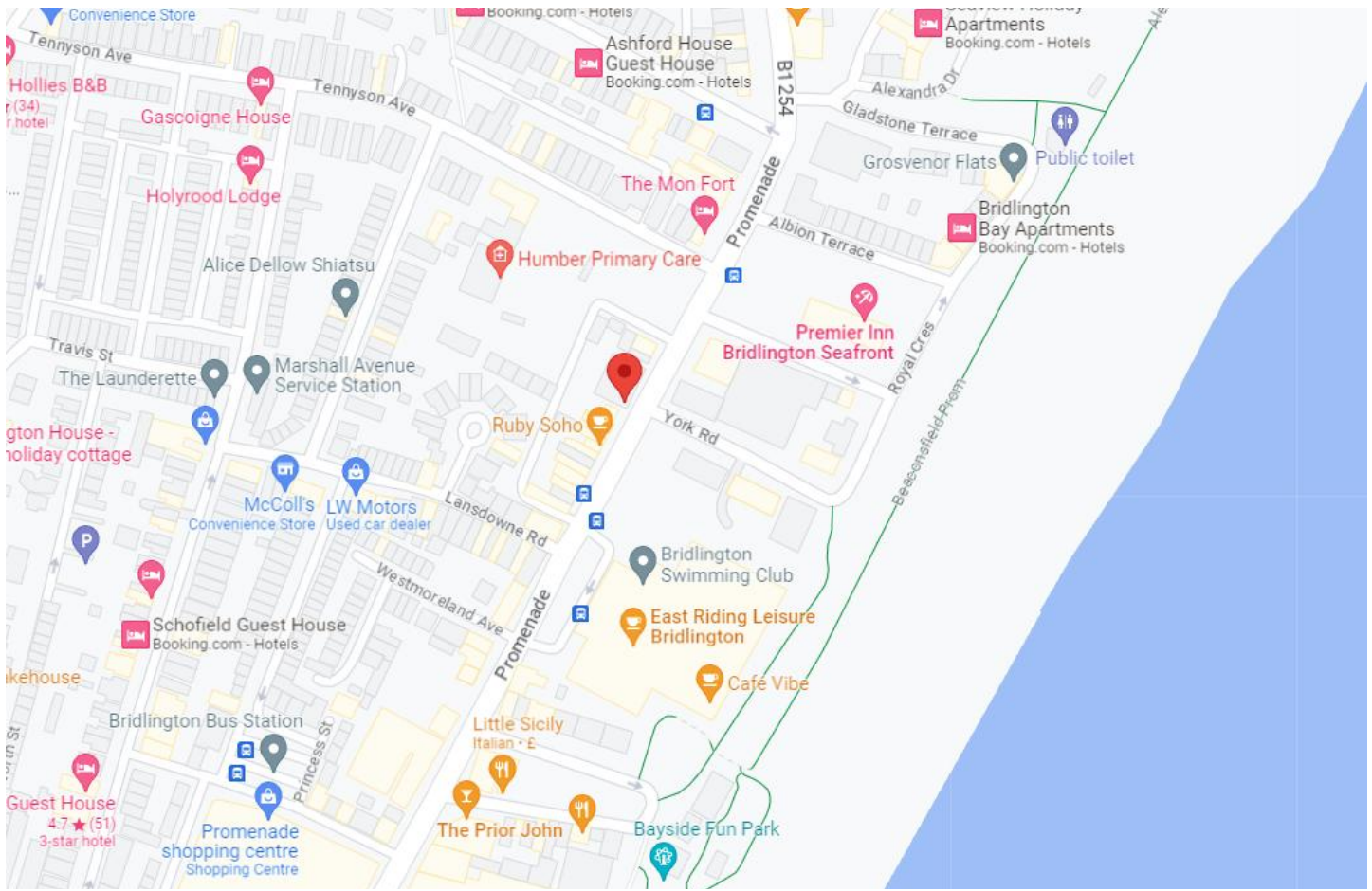
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),
is approximately 63 sq m





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 ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations