



Flat 5 Anchor Point  
Bridlington

YO15 2JB

OFFERS INVITED

**£168,000**

2 Bedroom Second Floor Flat

■ **Ulllyotts** ■  
EST 1891

01262 401401



Allocated  
Parking



Gas Central Heating

## Flat 5 Anchor Point, Bridlington, YO15 2JB

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.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

Sewerby Hall, a pleasant walk from the North Side, has gardens and parks open to the public as is the historic house complemented by a café. Danes Dyke Nature Reserve is a little further along the coast.

The Cinema, Spotlight Theatre and The Spa are centres for thespians and others to provide a variety of entertainment. For the sports enthusiasts there is an extensive range of indoor and outdoor clubs and activities, inclusive for all ages. Boxing and fitness gyms provide additional opportunities.

Offered with no onward chain, this property is definitely a must see. A fabulous opportunity to acquire a spacious, two bedroomed, second floor apartment set on the north side of Bridlington. The property has a fantastic sea view from the lounge and kitchen area and benefits from a parking space to the rear of the property.

This block is well maintained and provides a staircase or lift to all floors and is currently under the management of Nicholsons.



Kitchen



Lounge



Bay



View

## Accommodation

### COMMUNAL ENTRANCE

With tele-entry system and stairs to all levels.

### SECOND FLOOR LANDING

### HALL

With tele-entry system, doors to all rooms and storage cupboard with plumbing from washing machine.

### LOUNGE

18' 10" x 15' 10" (5.753m x 4.829m)

With bay window to front elevation with fabulous sea views, feature electric fire with marble surround, radiator and open plan to:

### KITCHEN/DINER

14' 1" x 9' 3" (4.294m x 2.843m)

With window to front elevation, laminate flooring, a range of wall and base units with worktop over, electric oven and hob with extractor fan over, space for fridge, freezer and dishwasher, 1 1/2 bowl sink with mixer tap over and radiator.

### BEDROOM 1

13' 6" x 11' 3" (4.120m x 3.452m)

With bay window to rear elevation, built in wardrobes with sliding mirrored doors and radiator.

### BEDROOM 2

8' 10" x 8' 5" (2.708m x 2.571m)

With window to rear elevation, built in cupboard which houses the central heating boiler and radiator.

### BATHROOM

10' 5" x 5' 5" (3.192m x 1.675m)

With vinyl flooring and part tiled walls, panelled bath, wash hand basin, WC, window to side elevation, quadrant shower cubicle with thermostatic shower over and radiator.

### OUTSIDE

The property benefits from an allocated parking space to the rear of the property which is accessed from Sands Lane.



Bedroom



Bedroom



Bedroom 2



Bathroom

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

Tenure - Leasehold - Flat owners own a share of the limited company Anchor Point Management Limited which owns the freehold. Nicholson's are the current managing agents for the property

### COUNCIL TAX BAND

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

### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D

### SERVICES

All mains services are available at the property.

### 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.

### WHAT'S YOURS WORTH?

As local specialists with over 100 years' experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Bathroom

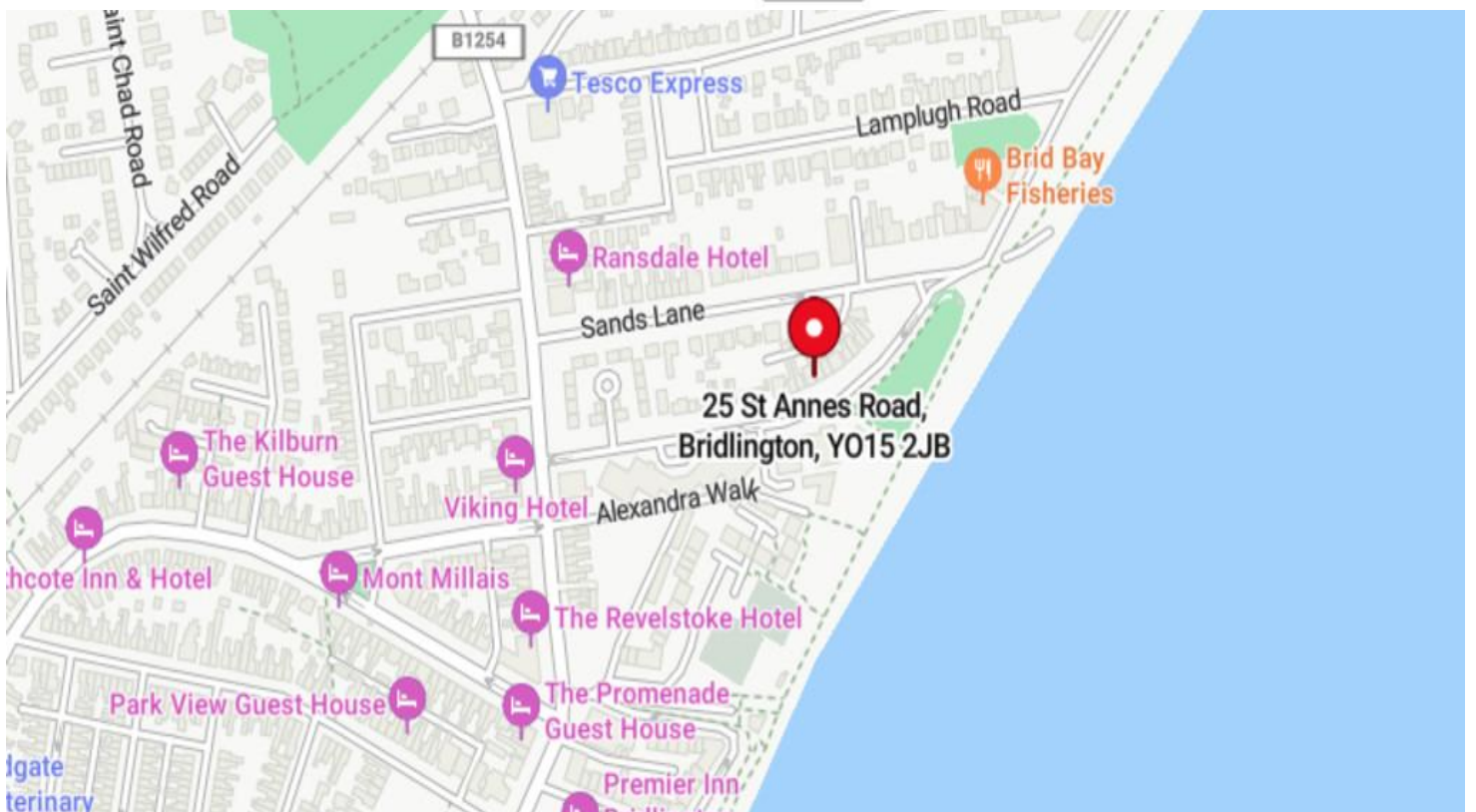
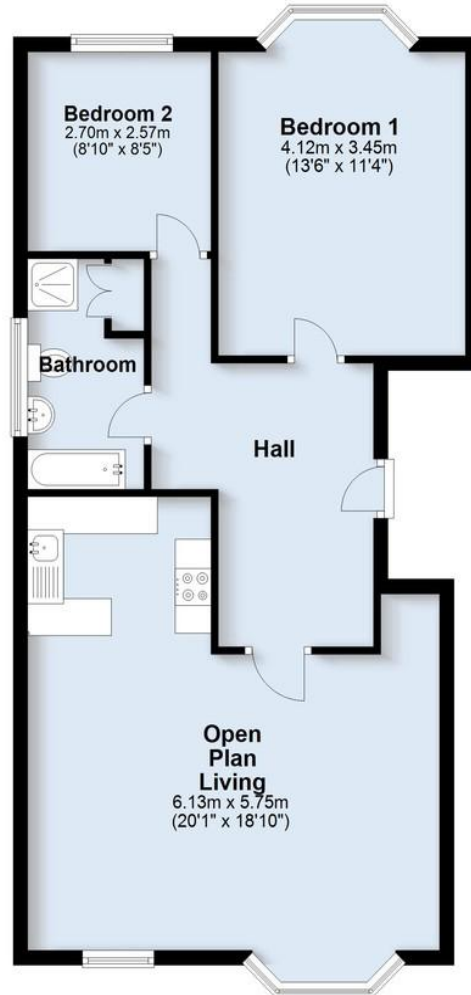


Front door



The stated EPC floor area, (which may exclude conservatories),  
is approximately 70 sq m

Floor Plan



# 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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