



Apartment 4, Donnybrook Holiday  
Apartments 7 York Road  
Bridlington

GUIDE PRICE

**£115,000**

1 Bedroom Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401



Kitchen



On Road  
Parking



Electric Heating

## Apartment 4, Donnybrook Holiday Apartments 7 York Road, Bridlington, YO15 2PQ

### LOCATION

Ulyotts are delighted to bring to the market a one bedroom self-contained holiday apartment which is set on the edge of Bridlington's town centre, with side SEA VIEWS of the North Bay. 'Donnybrook Holiday Apartments' is currently used as holiday lets, offering a unique opportunity that is rarely available, with spectacular sea views.

The apartment would make a fantastic holiday home or alternatively would serve as an excellent holiday let. Situated in an enviable position looking out onto the sea front with only a short walking distance to the beach, town centre, the recently renovated leisure centre and the Spa Theatre and Royal Hall. Arguably one of the finest locations in Bridlington.

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



Shower Room



Bedroom



View from apartment

## Accommodation

### ACCOMMODATION

This particular apartment is a one bedroom layout, offering an open plan kitchen, dining, lounge area which is a good size, double bedroom and shower room. All rooms are decorated to a high standard with quality fittings. Furniture is included in the sale.

### COMMUNAL ENTRANCE

Stairs leading to the second floor.

### ENTRANCE INTO LOUNGE

16' 12" x 14' 4" (5.18m x 4.37m)

With electric fire in situ, timber surround, cream inset and hearth, TV point, window to side and front elevation and electric panel heater.

### KITCHEN

8' 9" x 8' 1" (2.67m x 2.46m)

Wall and base units, electric oven, hob and extractor, built-in fridge, breakfast bar, stainless steel sink and mixer tap, work surface over, tiled splash back, electric panel heater, vinyl flooring and window to front elevation.

### BEDROOM

13' 4" x 10' 2" (4.06m x 3.1m)

With window to rear elevation and electric panel heater.

### SHOWER ROOM

13' 4" x 3' 7" (4.06m x 1.09m)

With shower cubicle, electric shower over, glass screen, low level wc, vanity hand basin, ceiling spot lighting, wet wall to walls, heated towel ladder and vinyl flooring.

### OUTSIDE

There is no outside space with the apartment.

### TENURE

We understand that the property is leasehold and is offered with vacant possession upon completion. The property cannot be used as a primary residence or residential let, it can only be used as a second home or holiday let on a 52 week occupancy. More information available upon request.

### SERVICES

All mains services are available at the property. No gas in the property.



#### **ENERGY PERFORMANCE CERTIFICATE**

The property is currently rated band E.

#### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 45 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.

Floor plans are for illustrative purposes only.

#### **VIEWING**

Strictly by appointment (01262) 401401 or [sales@ullyottsbrid.co.uk](mailto:sales@ullyottsbrid.co.uk)

Regulated by RICS.

#### **WHAT'S YOURS WORTH?**

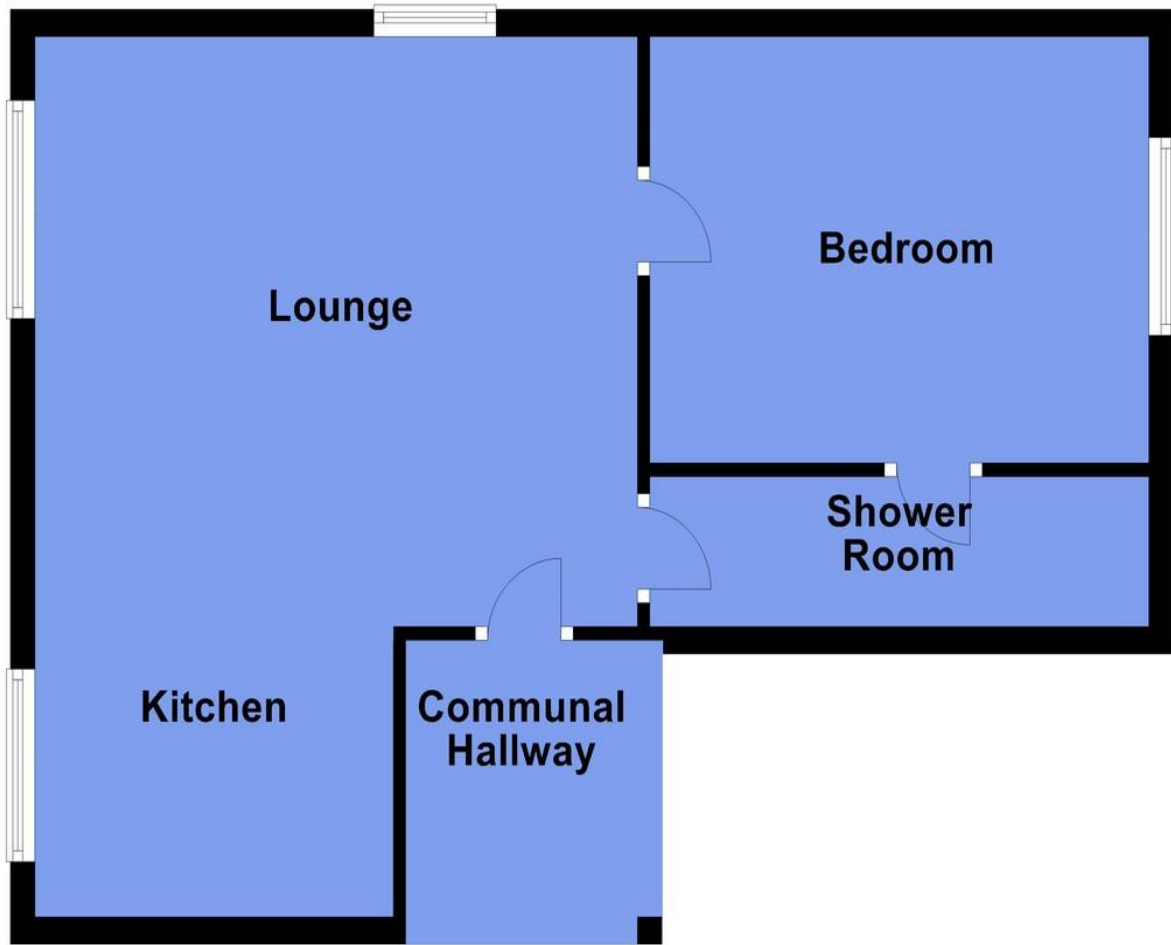
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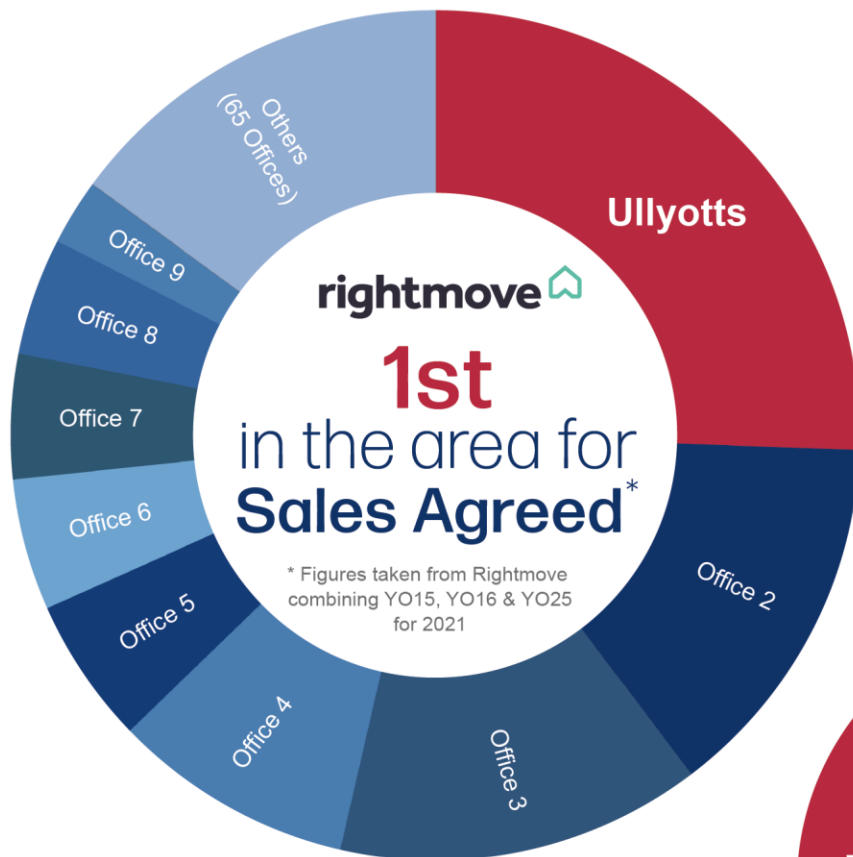
\*by any local agent offering the same level of service.



The stated EPC floor area, (which may exclude conservatories),  
is approximately 45 sq m.



# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
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- ✓ **Knowledge & Experience**  
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- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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