



Apartment 4, Donnybrook Holiday  
Apartments, Bridlington  
YO15 2PQ

GUIDE PRICE

£115,000

1 Bedroom Apartment

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01262 401401



Kitchen



1



1



1



On Road  
Parking



Electric Heating

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

### LOCATION

Ulllyotts are delighted to bring to the market a one-bedroom self-contained 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/residential 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.

### **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 X 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)

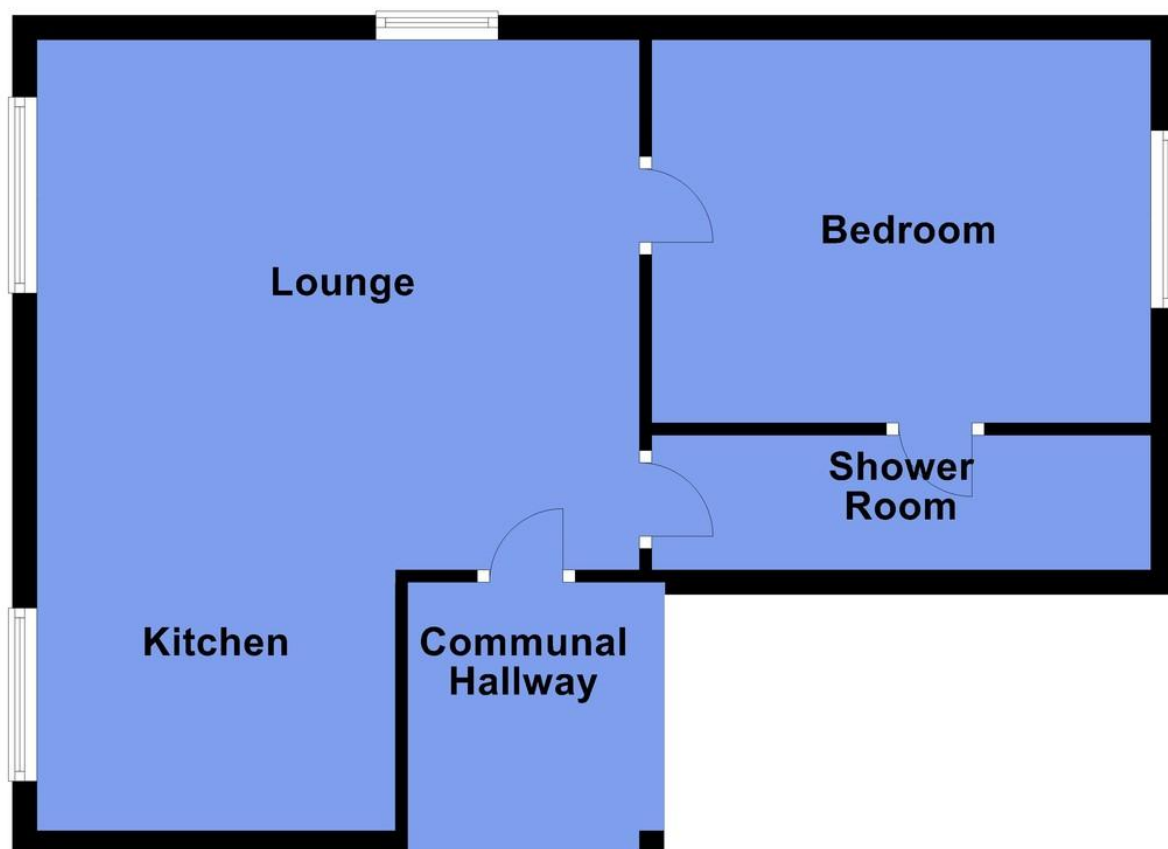
Regulated by RICS.



**Donnybrook Apartments**  
**7 York Road**



The digitally calculated floor area is 45 sq m (484 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



# 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! ”*

▪ Est. 1891 ▪  
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