



24 Neptune Drive
Bridlington

YO16 4EF

ASKING PRICE OF

£80,000

2 Bedroom Second Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge



2



1



1



Off Road
Parking



Electric Heating

24 Neptune Drive, Bridlington, YO16 4EF

This purpose-built apartment is being sold as an investment with a tenant in situ. It has a two bedroomed layout, full electric central heating and uPVC double glazing. The property is set a second-floor level, with access over stairways and benefits from a parking space.

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.

The property lies on the western side of Bridlington town, off Brett Street. Local shops and amenities are immediately to hand as are local primary schools and comprehensives being within a half mile radius. The main town centre lies about a mile away to the east but local shops provide for all daily needs and requirements.



Kitchen



Hall



Bedroom 1



Bedroom 2

Accommodation

GROUND FLOOR ENTRANCE

With tele-entry system and stairs to first and second floor landings.

PRIVATE HALLWAY

With electric panel heater and built-in airing cupboard with cylinder tank. Smoke alarm fitted.

SITTING ROOM

16' 0" x 10' 3" (4.88m x 3.12m)
With night store heater and arch to:

KITCHEN

9' 6" x 5' 3" (2.9m x 1.6m)
With a range of roll edge worktops, base and drawer units, wall cupboards and tiled surrounds. Stainless steel sink unit, plumbing for auto washer, electric hob and oven, stainless steel cooker hood and space for fridge and freezer.

BEDROOM 1

13' 0" x 10' 0" (3.96m x 3.05m)
With electric panel heater.

BEDROOM 2

9' 6" x 7' 0" (2.9m x 2.13m)
With electric panel heater.

BATHROOM

7' 9" x 5' 9" (2.36m x 1.75m)
With panel bath and over bath spray, pedestal wash basin, low flush close coupled WC and electric panel heater.

CENTRAL HEATING

Electric heating throughout

DOUBLE GLAZING

The property benefits from sealed unit uPVC double glazing throughout.

OUTSIDE

Communal gardens, private parking space designated for Flat 24 and communal bin areas.

INVESTMENT ONLY

The property is to be sold with a sitting tenant with a shorthold tenancy in place and currently managed by Ulyyotts. The tenant currently pays £475 pcm.



Bathroom



Car park



Communal hall



SERVICES

Mains services connected are available. Please note there is no gas.

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.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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VIEWING

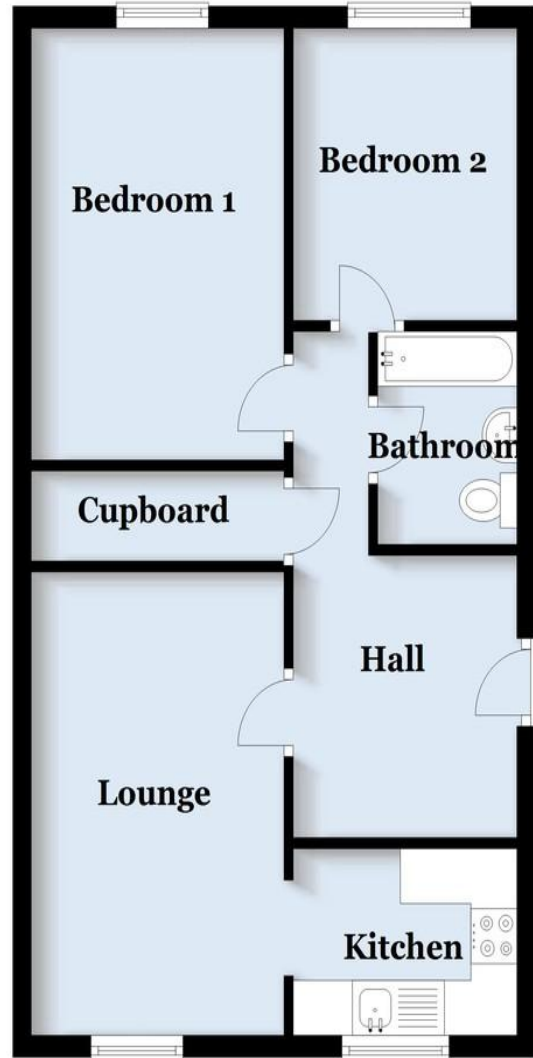
Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

Regulated by RICS

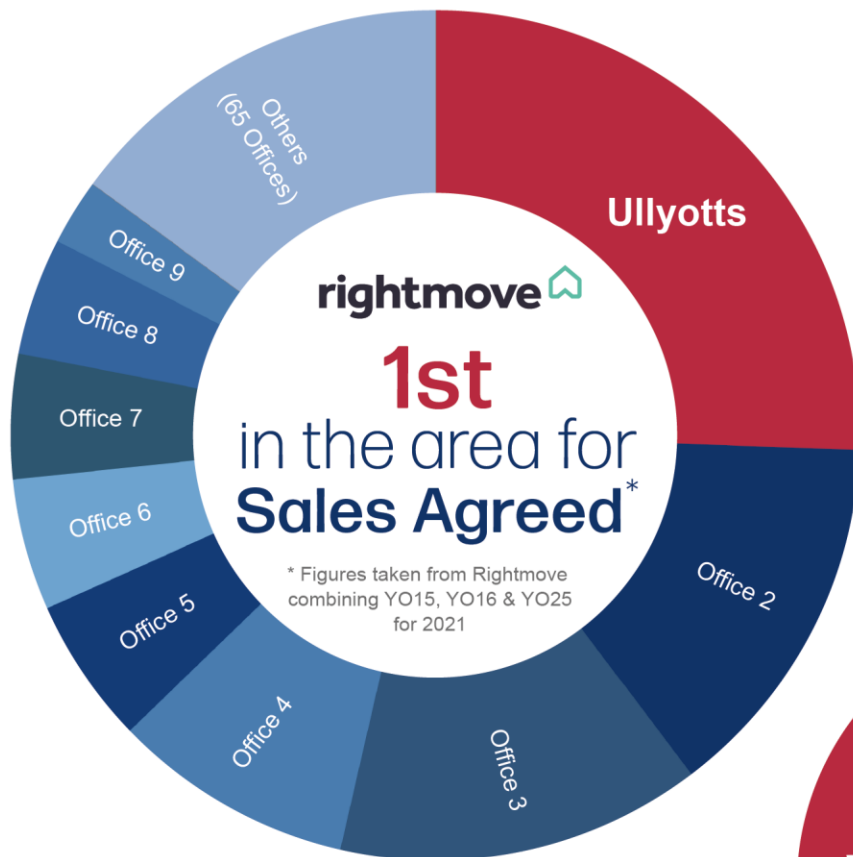


The stated EPC floor area, (which may exclude conservatories),
is approximately 44 sq m

Second Floor



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