



Apartment 3, Donnybrook Holiday  
Apartments 7 York Road  
Bridlington

ASKING PRICE OF

**£160,000**

1 Bedroom Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401



Kitchen



## Apartment 3, Donnybrook Holiday Apartments 7 York Road, Bridlington, YO15 2PQ

### LOCATION

Ulllyotts are delighted to bring to the market a one-bedroom residential 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, apartment 3 is residential, but could also be used as a holiday home, offering a unique opportunity that is rarely available, with spectacular sea views.

The apartment would make a fantastic home or alternatively would serve as an excellent holiday home. 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.





Shower Room



Bedroom 1



View from inside the property



Front Elevation

## Accommodation

### ACCOMMODATION

This apartment is a one-bedroom layout, offering a 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 first floor.

### ENTRANCE HALL

5' 5" x 4' 5" (1.65m x 1.35m)

With doors to:

### LOUNGE

19' 7" x 14' 10" (5.97m x 4.52m)

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

### KITCHEN

12' 15" x 7' 8" (4.04m x 2.34m)

With range of wall and base units, electric oven, hob and extractor, work surface over drawer unit, upstand, splash back, asterite sink and mixer tap, vinyl flooring, window to front elevation, large shelf, built-in fridge and plumbing for washer /dryer.

### BEDROOM

13' 3" x 10' 2" (4.04m x 3.1m)

With window to the rear elevation, electric panel heater and wall lighting.

### SHOWER ROOM

8' 3" x 4' 3" (2.51m x 1.3m)

With double shower cubicle, electric shower, glass screen, low level wc, vanity wash hand basin, heated towel ladder, ceiling spotlighting, vinyl flooring and window to rear elevation.

### SERVICES

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

### 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.



## ENERGY PERFORMANCE CERTIFICATE

Rated band E.

### 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.

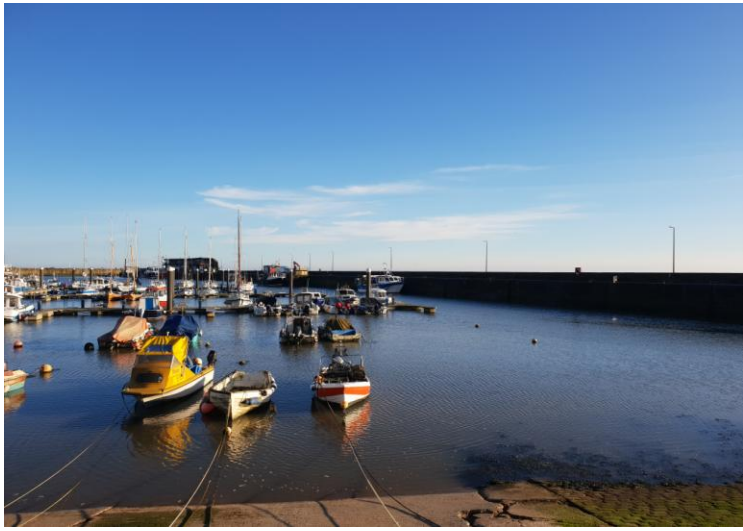
## WHAT'S YOURS WORTH?

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?

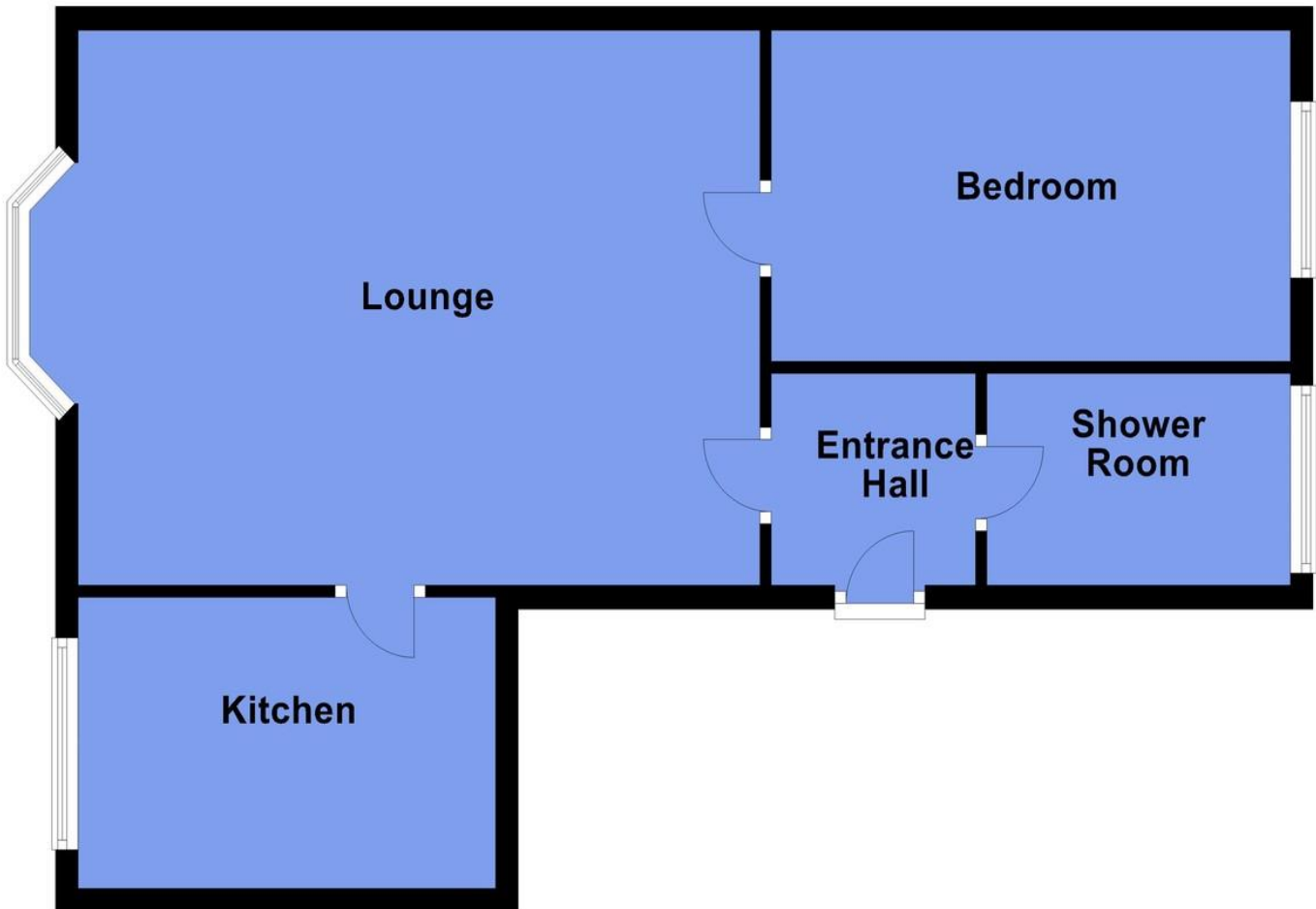
WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

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





The stated EPC floor area, (which may exclude conservatories),  
is approximately 49 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



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