



Flat 7, Hartley Court, East Road  
Bridlington

YO15 3HL

GUIDE PRICE

**£119,950**

2 Bedroom Second Floor Flat

■ **Ulllyotts** ■  
EST 1891

01262 401401





Hartley Court



2



1



1



Garage & Off  
Road Parking



Gas Central Heating

### Flat 7, Hartley Court, East Road, Bridlington, YO15 3HL

A charming purpose-built apartment located on the second floor, offering a comfortable and convenient living space. The apartment boasts two well-proportioned bedrooms which are bright and airy. One of the highlights of this property is the balcony, accessible from the lounge overlooking the communal gardens, the balcony offers a perfect spot for enjoying the sun in the afternoon.

In summary, this two-bedroom apartment on the second floor offers a comfortable and contemporary living space with the added benefits of a balcony overlooking communal gardens, a garage, and parking. Whether you're a first-time buyer or someone looking to downsize or in search for a holiday home, this property provides the perfect blend of convenience and comfort.

The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.

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 Hull to the south, together with some villages. Bus services are available within the town and to other areas





Lounge



Feature Fire Place



Lounge



Kitchen

## Accommodation

### COMMUNAL ENTRANCE

With intercom and stairs to the second floor.

### SECOND FLOOR LANDING

With private entrance door to:

### ENTRANCE HALL

6' 9" x 5' 4" (2.060m x 1.649m)

A spacious hub which offers access to all rooms, with radiator, loft hatch, storage cupboard which houses the fuse box and doors to:

### LOUNGE

15' 5" x 15' 3" (4.711m x 4.671m)

A light and airy lounge with feature fire place, radiator, window to the front elevation and door to:

### BALCONY

A west facing balcony which benefits from the afternoon and evening sun offers a perfect, private, outdoor eating area in the summer months. The

balcony overlooks the communal gardens and is a great addition to the apartment.

### KITCHEN

8' 7" x 8' 2" (2.627m x 2.513m)

A well designed kitchen with a range of wall and base units that offer an abundance of storage space with work top over, under counter fridge and freezer and space and plumbing for a washing machine. A 1 1/2 bowl sink with mixer tap over, electric Zanussi hob and wall mounted Ideal gas central heating boiler are in situ. Tiled walls and window to front elevation.

### BEDROOM 1

13' 7" x 12' 7" (4.155m x 3.848m)

A light and airy bedroom, the larger of the two rooms which benefits from built in wardrobe and overhead storage, a radiator and window to the rear elevation. Additional hanging space at the entrance of the room.





Bedroom One



Bedroom Two



Bathroom



Balcony

## BEDROOM 2

9' 8" x 9' 7" (2.961m x 2.942m)

This room has been used as a guest bedroom and currently has a sofa bed in situ, with a radiator and window to the rear elevation.

## BATHROOM

9' 6" x 5' 7" (2.914m x 1.721m)

A good sized bathroom with tiled walls and wood effect vinyl flooring. A bath with a thermostatic shower over and glass screen, wash hand basin, WC, heated towel ladder and window to rear elevation.

## COMMUNAL GARDEN

The communal seating area is slightly raised with paving and colourful roses and shrubs. There is also an area to the rear of the property which is communal and generally used for hanging washing.

## GARAGE

A garage with up and over door sits underneath the block of flats benefits from power and light and has an additional, lockable storage room to the rear. Private parking is to the front of the garage.

## 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

Leasehold. The property is registered under Hartley Court Flat Owners Ltd and there is a maintenance charge payable of £480 per annum. The maintenance charge includes buildings insurance, window cleaning, wheelie bin cleaning, gardening and ground rent.





Communal Gardens



Garage



Communal Hallway



Flat Entrance

**COUNCIL TAX BAND - RATED A.**

**ENERGY PERFORMANCE CERTIFICATE – RATED C**

**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.

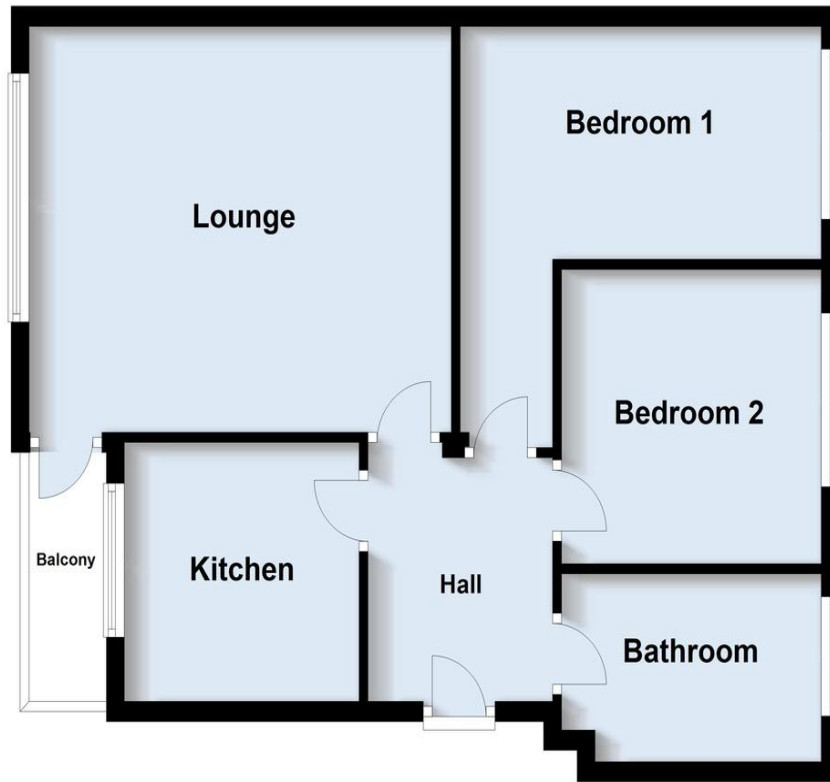
**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS

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

### Second Floor



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