



13 Freshfields
Covert Lane
YO15 3QQ

ASKING PRICE OF

£64,950

2 Bedroom Apartment

■ **Ulliyotts** ■
EST 1891

01262 401401



Parking available



Electric Storage Heating

13 Freshfields, Covert Lane, YO15 3QQ

A beautifully presented two-bedroom, first floor apartment that would be perfect for use as a holiday home, first time buyer or someone looking to downsize in a village location. The property benefits from a large hallway, lounge, kitchen, two bedrooms, bathroom and a parking area.

This property was redeveloped from original RAF quarters and forms a complex mix of residential apartments and holiday bungalows.

The property is set on Covert Lane, which runs between Moor Lane and Sticks Lane in Carnaby and therefore would be regarded as a rural position for those seeking a quieter existence away from the main town. The centre of Bridlington is about 3

miles away to the northeast and is supported by a good cross section of national and local shopping names.

Carnaby Village set only three miles from Bridlington on the road to Driffield being a settlement village only half a mile from Carnaby and Bridlington's Industrial Estate. Parish Church and Manor Court Hotel and Ferns Farm Complex bring many seasonal and business visitors to the locality



Hallway



Kitchen



Lounge



Lounge

Accommodation

GROUND FLOOR ENTRANCE

With a uPVC door on the ground level to enter a private stair well for access to Flat 12 & 13.

PRIVATE ENTRANCE HALL

19' 7" x 4' 9" (5.992m x 1.466m)

A large hallway that could easily be used as a home office, dining area or crafts space and offers doors to all rooms, a loft hatch with ladder and electric storage heater.

LOUNGE

11' 4" x 11' 0" (3.473m x 3.376m)

A light and airy lounge with a window to the front elevation, a modern wall mount electric fire, feature inset alcoves and overhead storage.

KITCHEN

8' 9" x 7' 0" (2.687m x 2.136m)

With a range of white wall and base units with wood effect worktop over, plumbing for washing machine, electric cooker point, stainless steel sink and drainer

with tiled splash back and space for undercounter fridge. Window to front elevation, a storage cupboard with sliding doors which houses the hot water tank.

BEDROOM 1

11' 4" x 11' 0" (3.479m x 3.361m)

With a window to the rear elevation, electric storage heater, and built-in storage with sliding doors.

BEDROOM 2

11' 3" x 11' 0" (3.450m x 3.354m)

With a window to the rear elevation and electric storage heater.

BATHROOM

11' 1" x 4' 0" (3.380m x 1.226m)

Three-piece suite in white, electric shower, heated chrome towel rail, window to front elevation, partially tiled walls, wood effect vinyl flooring and extractor fan.



Bedroom 1



Bedroom 2



Bathroom



front entrance

OUTSIDE

The area is abounded by well-maintained lawned areas with large planters which are maintained under the management and extensive private parking for the residents.

TENURE

We understand that the property is leasehold and is held on a 999 years lease from 2000. The residents do not pay a ground rent but do have an annual service charge and as of 1st January 2024 - 31st December 2024 is £575.

CENTRAL HEATING

Electric storage heaters

DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

COUNCIL TAX BAND - RATED A

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

Electric and water 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.



map of the area



Nearby town



Nearby attraction



Bridlington Harbour

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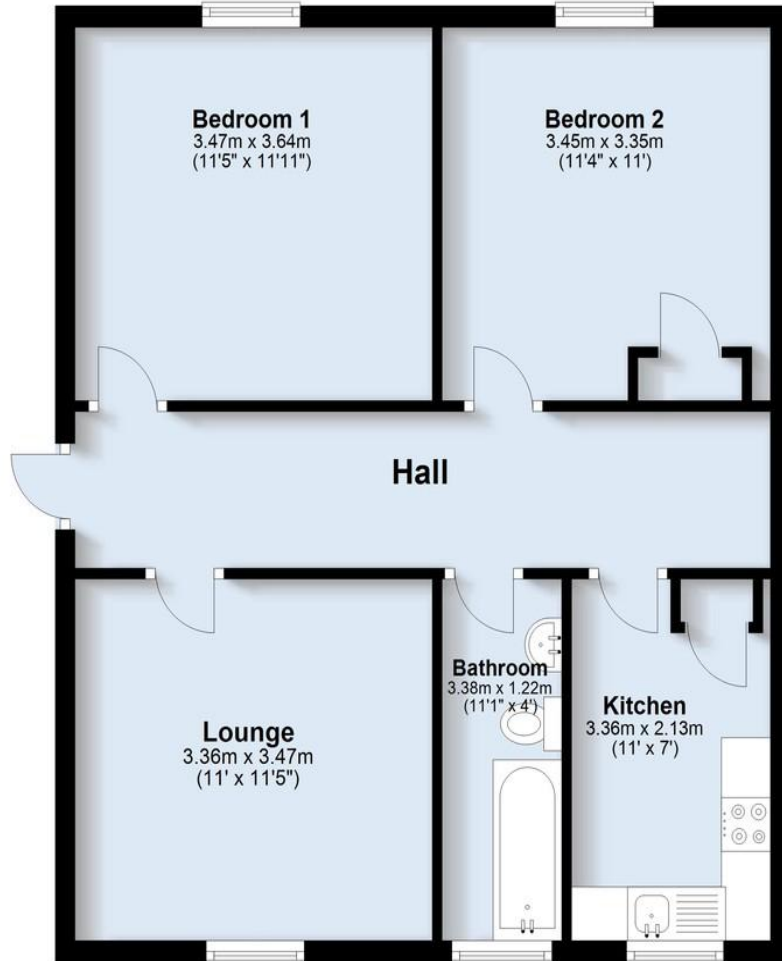
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 56 sq m

First Floor



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