



The Gables 23 Second Avenue
Bridlington
YO15 2LW

£210,000

2 Bedroom Ground Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

The Gables 23 Second Avenue, Bridlington, YO15 2LW

A charming ground floor apartment nestled in 'The Avenues' and just a stone's throw away from the shores of the North Beach. The property briefly comprises, sun room porch, lounge, open plan kitchen diner, two bedrooms, a bathroom, beautifully manicured wrap around garden and off-street parking and garage. The property has a nice blend of period features but equally has a stylish and modern feel especially in the open plan kitchen and dining area.

The property sits proudly on the corner of Second Avenue and Third Avenue and is situated perfectly for someone looking to downsize or someone looking for a holiday home by the sea. The off-street parking and garage are accessed via Third Avenue.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and

leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm.

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.

Sewerby Hall, a pleasant walk from the North Side, has gardens and parks open to the public as is the historic house complemented by a café. Danes Dyke Nature Reserve is a little further along the coast.



Entrance Hall



Lounge



Lounge



Kitchen

Accommodation

PORCH

The property benefits from its own entrance via a traditional lead and stained-glass door into the porch which doubles as a light and airy sun room. With stained glass windows that follow on throughout some of the rooms in the property, tiled flooring, radiator and glazed door to:

ENTRANCE HALL

10' 8" x 6' 7" (3.273m x 2.010m)

The entrance hall is the main hub of the apartment with doors off to each room. The original parquet flooring is a fabulous feature and flows into the lounge and master bedroom. The hall also benefits from feature coving and a radiator.

LOUNGE

16' 4" x 12' 10" (5.002m x 3.913m)

A fabulous room with secondary glazed bay window to front elevation which offers a partial sea view, keeping the same style lead and stained glass from the front porch and an additional circular window to the side elevation. Again, the parquet flooring and coving add a period feature but contrasts with a modern marble fire place with an electric fire in situ.

KITCHEN/DINER

15' 4" x 15' 2" (4.674m x 4.646m)

The kitchen and dining area have a very modern feel to them and have been well designed to create a social space whilst cooking. With an island taking centre with glossy wood effect base units offering storage and cupboard space, with a grey marble work top over which slightly overhangs to create a breakfast bar for further seating in addition to the dining area and inset electric hob. Complimenting the island, the rest of the base units are a glossy maroon colour with the same contrasting grey marble worktop over, double stainless steel round sinks with mixer tap over, built in AEG double oven.

The kitchen space also benefits from built in storage cupboards and drawers, space for electric fire, radiator and engineered oak flooring.

An abundance of light pours into the kitchen and dining area with two double glazed windows to the rear elevation, two Velux skylights and a uPVC door to the rear and glazed double doors to:



Kitchen dining area



Kitchen



Hallway



Bedroom 1

BEDROOM 1

12' 10" x 15' 1" (3.917m x 4.599m)

A beautiful light and airy room with secondary glazed lead and stained-glass window to three side elevation and again another circular stained-glass window to the front elevation. With window seat, parquet flooring, coving and radiator.

BEDROOM 2

With uPVC window to the front and side elevation, built in wardrobe storage with mirrored doors housing the Valliant Gas Central Heating boiler, radiator and engineered oak flooring which follows on from the kitchen diner.

BATHROOM

10' 5" x 6' 6" (3.176m x 1.998m)

With panelled bath and thermostatic shower over with tiled surround, wash hand basin with tiled splash back, fitted mirror and overhead lighting, WC, radiator, vinyl flooring and storage cupboard which is perfect for storing towels and linen.

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 Upvc double glazing throughout.

OUTSIDE

A fabulously manicured wrap around garden which is mainly laid to lawn but had a board of colourful shrubs, plants and small trees. The property is set behind a shallow wall with gated access and paved walkway to the front entrance.

The access to the garage and off-road parking is via Third Avenue and offers parking for around two vehicles.

GARAGE

With up and over door and power and light connected.

TENURE

We understand that the property is freehold with a deed of covenant in place whereby maintenance is split between the upper flat and the ground floor flat 50/50. TBC.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED C



Bay seating



Bedroom 2



Bathroom



Garden

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.

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VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 86 sq m

Ground Floor



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