



Flat 2 17 Belvedere Road
Bridlington
YO15 3NA

£150,000

2 Bedroom Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Front Elevation



On Road
parking



Electric Heating

Flat 2 17 Belvedere Road, Bridlington, YO15 3NA

A spacious first-floor apartment with two bedrooms, lounge, and a dining kitchen offers plenty of room for comfortable living. The recently renovated shower room adds a touch of modern elegance, while the sun terrace with sea views provides a wonderful outdoor space for relaxation and enjoyment of the coastal scenery.

The freehold apartment would make a fabulous home for someone looking to downsize or would also make a fabulous holiday home for someone looking for a retreat by the sea.

This property is a stone's throw away from Belvedere Hotel and Golf course and is within a short walk to the seafront and Bridlington's south side beach. Local buses pass through the area and link the property to the main town centre which approximately one mile away.

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 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.



Lounge



Kitchen



Kitchen



Bedroom 1

Accommodation

MAIN ENTRANCE

A communal entrance with doors to both flats.

PRIVATE HALL

With staircase up to first floor split landing with loft hatch with pull down ladder, deep skirting boards and doors to:

LOUNGE

13' 4" x 12' 8" (4.078m x 3.884m)

A good sized lounge with window to rear elevation, coving, electric fire with marble hearth and feature surround.

DINING KITCHEN

14' 6" x 10' 5" (4.440m x 3.182m)

A light and airy kitchen with vinyl tiled flooring, partially tiled walls, a range of wall and base units with worktop over. A breakfast bar which offers a dining space for two people. Built in dishwasher, fridge freezer, electric hob with built in extractor fan

and Baumatic double oven. Space for washing machine. Storage cupboard housing the hot water tank. Astrite sink with drainer with a mixer tap over sits below a window to the side elevation. uPVC door to the sun terrace.

BEDROOM 1

12' 7" x 9' 7" (3.858m x 2.933m)

With laminate flooring, window to the front elevation with views between the properties of the golf course, built in wardrobe storage and electric radiator.

BEDROOM 2

8' 10" x 8' 0" (2.715m x 2.445m)

With window to the front elevation with view between the properties of the golf course, wood panelled flooring and electric radiator.

SHOWER ROOM

7' 10" x 6' 7" (2.408m x 2.025m)



Bedroom 1



Bedroom 2



shower room



shower room

A stylish recently refitted shower room with tongue and groove panelling, vanity wash hand basin, WC, heated towel ladder, double shower with glass shower screen and thermostatic shower over, tile effect wet wall panel surround, tall storage cupboard, inset spotlighting, window to side elevation, light up mirror and extractor fan.

WC

5' 2" x 3' 5" (1.597m x 1.052m)

With window to the side elevation and WC.

SUN TERRACE

A fabulous addition to the property offering an outdoor seating area with sea views offering a peaceful spot for dining or sitting out in the sun from morning until early evening. With gated access to the rear staircase.

OUTSIDE

To the front the garden is owned by the ground floor and Flat 2 has access over.

To the rear there is a staircase to the sun terrace and access through a uPVC door into the kitchen. A storage shed also belongs to the property and benefits from power.

CENTRAL HEATING

Electric heaters throughout

DOUBLE GLAZING

The property benefits from sealed Upvc glazing throughout.

COUNCIL TAX BAND - A

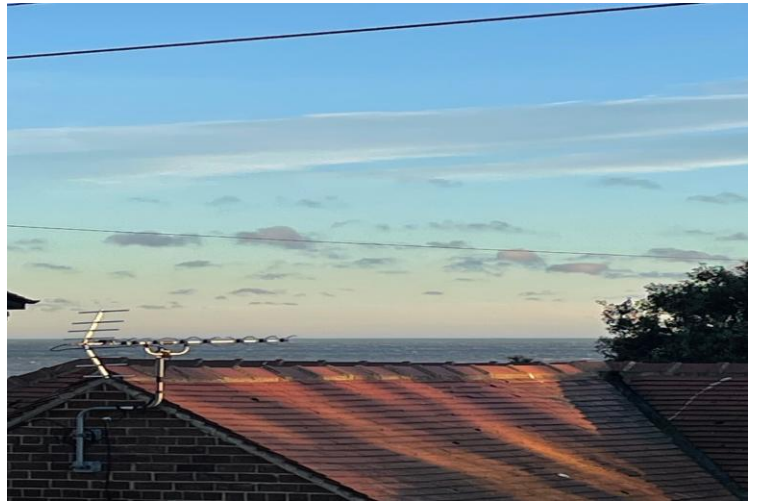
ENERGY PERFORMANCE CERTIFICATE – RATED D

TENURE

We understand that the property is freehold and maintenance is split 50/50 with the ground floor flat. There is a deed of covenant in place which states the property can only be used for residential use.



wc



View from property



View



Front Elevation

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.

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

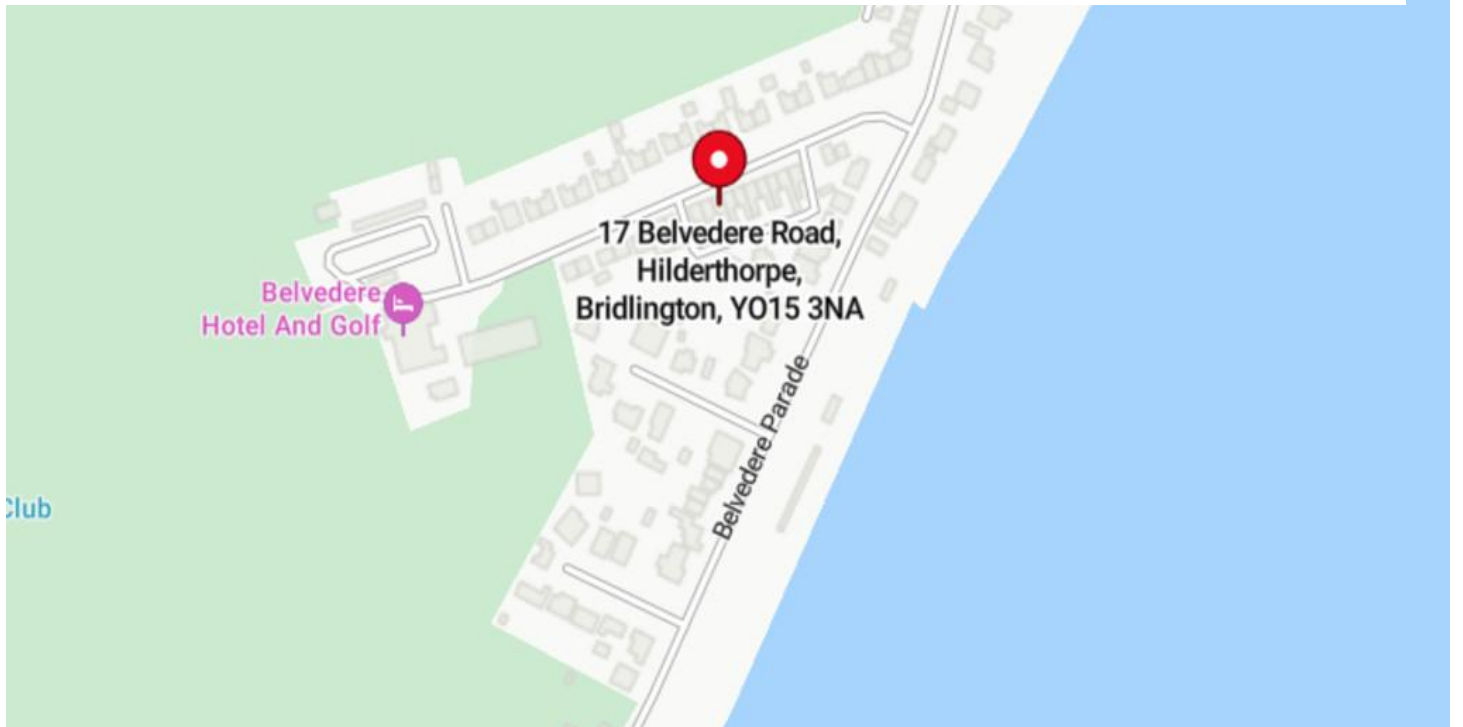
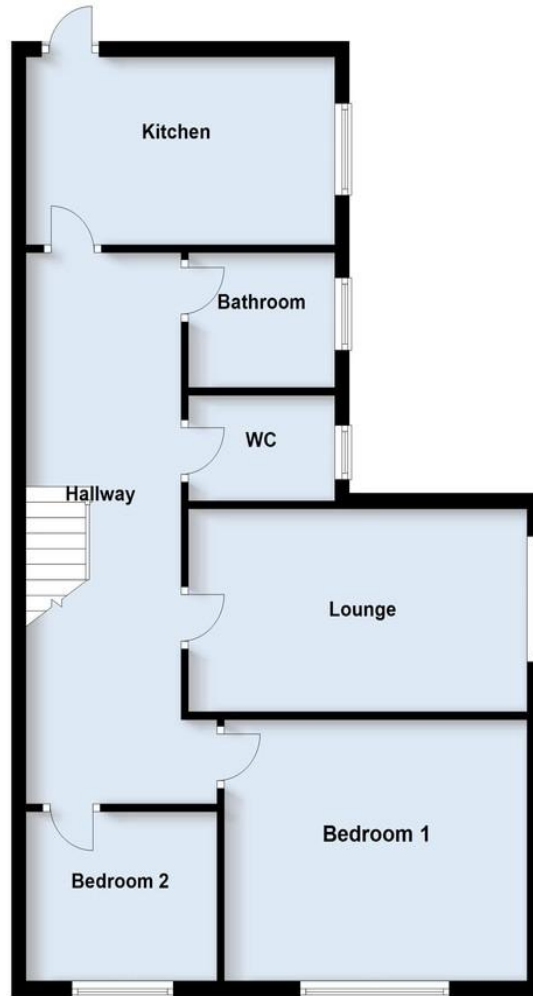
*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS

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



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 ■

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