



96a High Street  
Bridlington  
YO16 4QA

ASKING PRICE OF

**£62,000**

2 Bedroom Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401



Kitchen



2



1



1



On Street



Gas Central Heating

## 96a High Street, Bridlington, YO16 4QA

A first-floor maisonette flat offering a two double bedroomed layout with gas central heating and part double glazing. The property is ideally suited to a working executive, semi-retired or small family, great for a holiday let or second home too, within the heart of the Old Town and its amenities. There is free parking available in a Council car park at the rear of the property.

High Street is a conservation area, supported by a good cross section of local shops, amenities, public houses, restaurants and Westgate Park and with the Priory and Bayle gate being within immediate walking distance. Local buses are routed through Scarborough Road into the main town centre about a mile away to the southeast.

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.



Kitchen



Lounge



Bedroom 1



Bedroom 2

## Accommodation

### PRIVATE ENTRANCE

Private entrance to the rear of the property through a uPVC door and stairs to the 1st floor.

### LANDING

With doors to:

### KITCHEN

9' 1" x 6' 9" (2.77m x 2.08m)

With base units, stainless sink and mixer tap, wall mounted gas central heating boiler, space for washing machine, cooker and fridge, tiled splashback, vinyl flooring, radiator and window to the side elevation

### LOUNGE

14' 2" x 9' 3" (4.32m x 2.84m)

With bay window to the front elevation with views of the historic old town, radiator and wall lighting. Modern chrome light fitting.

### BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

With panelled bath, low level WC, pedestal wash hand basin, tiled splashback, vinyl flooring, extractor fan and window to the rear elevation.

### BEDROOM 2

12' 2" x 5' 10" (3.71m x 1.8m)

With storage cupboard, radiator, ceiling spotlighting and ceiling sky light.

### SECOND FLOOR

### MASTER BEDROOM

With radiator and window to the front and rear elevation



Bathroom



sign



Priory Church



Bridlington Beach

## OUTSIDE

There is parking available to the rear of the property in the community car park. There is no garden at the property however west gate park is a short walk away.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

Part timber and part Upvc double glazing

## TENURE

We understand that the property is leasehold. the ground rent is 'one peppercorn' (effectively free) and there are no management fees/service charges for the property.

## COUNCIL TAX BAND - RATED A

## ENERGY PERFORMANCE CERTIFICATE - RATED D

## 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

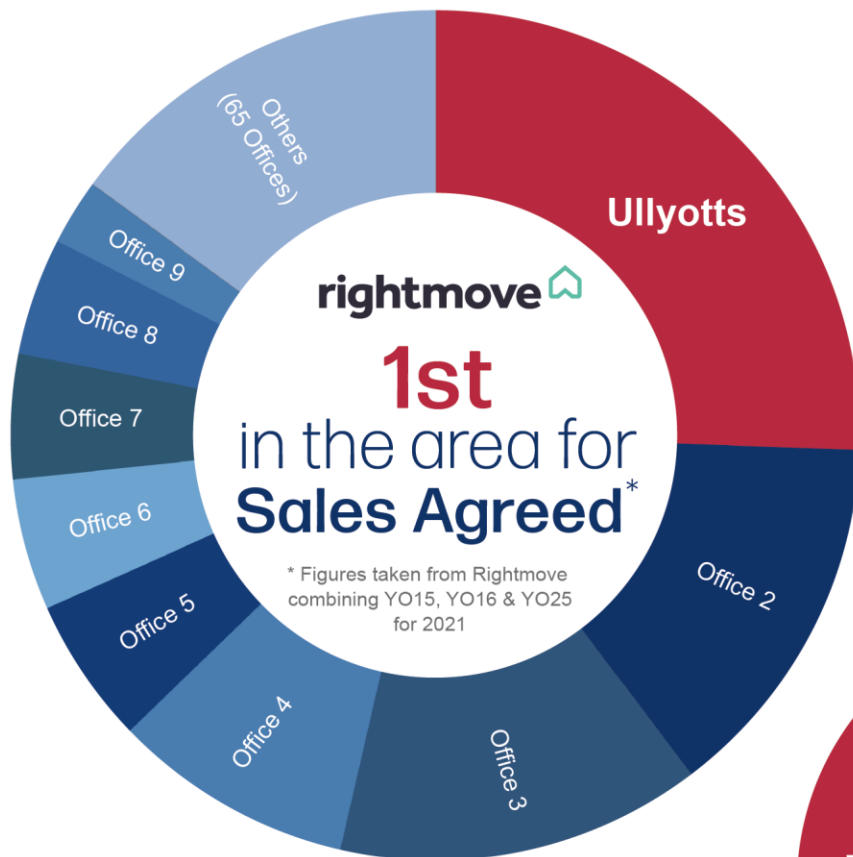
Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 52 sq m



# Why Choose Ulllyotts?



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- ✓ **Knowledge & Experience**  
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- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulllyotts ■

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