



Flat 5 36 Tennyson Avenue
Bridlington

YO15 2EP

ASKING PRICE OF

£49,950

1 Bedroom Second Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Entrance Hall



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On Road
Parking



Gas Central Heating

Flat 5 36 Tennyson Avenue, Bridlington, YO15 2EP

LOCATION

The property lies in the midst of Tennyson Avenue and Bridlington's main town centre and less than 200m from the north side sea front. The town and all its facilities is therefore are immediately to hand.

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.

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

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

The harbour is the heart of Bridlington renowned for being the lobster capital. With its traditional seaside food outlets surrounding the port. The Ganzy girl statue sits proudly overlooking the wide array of boats and yachts.



Kitchen



Kitchen



Lounge



Lounge

Accommodation

ACCOMMODATION

A spacious, second floor apartment which has the benefit of gas central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, kitchen, lounge and bedroom with ensuite.

COMMUNAL ENTRANCE

With tele-entry system and stairs to all floors.

SECOND FLOOR LANDING

Entry to:

PRIVATE ENTRANCE HALL

7' 0" x 6' 6" (2.13m x 1.98m)

With wall mounted gas central heating boiler, laminate flooring, space for washing machine, tumble dryer and fridge.

KITCHEN

9' 5" x 4' 10" (2.87m x 1.47m)

With base units, worktop over, stainless steel sink unit, electric oven and hob, laminate flooring and window to the side elevation.

LOUNGE

14' 0" x 13' 9" (4.27m x 4.19m)

With a window to the front elevation and radiator.

BEDROOM

14' 2" x 12' 5" (4.32m x 3.78m)

In an L shape, with a window to the rear elevation and radiator. Door to ensuite.

ENSUITE

6' 3" x 6' 1" (1.91m x 1.85m)

With panelled bath, low level WC, pedestal wash hand basin, tiled splashback and vinyl flooring.



Bedroom



Bedroom



Bathroom



Door

OUTSIDE

There is no outside space with the property, on street parking is available in the locality with residents permits available from the East Riding of Yorkshire Council.

SERVICES

Mains water, drainage, electric, gas either available or connected.

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.

Floor plans are for illustrative purposes only.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED C



Front Elevation



VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS

TENURE

We understand that the property is leasehold.
Further details on the lease and any additional charges are available upon request.

Tenant is in situ

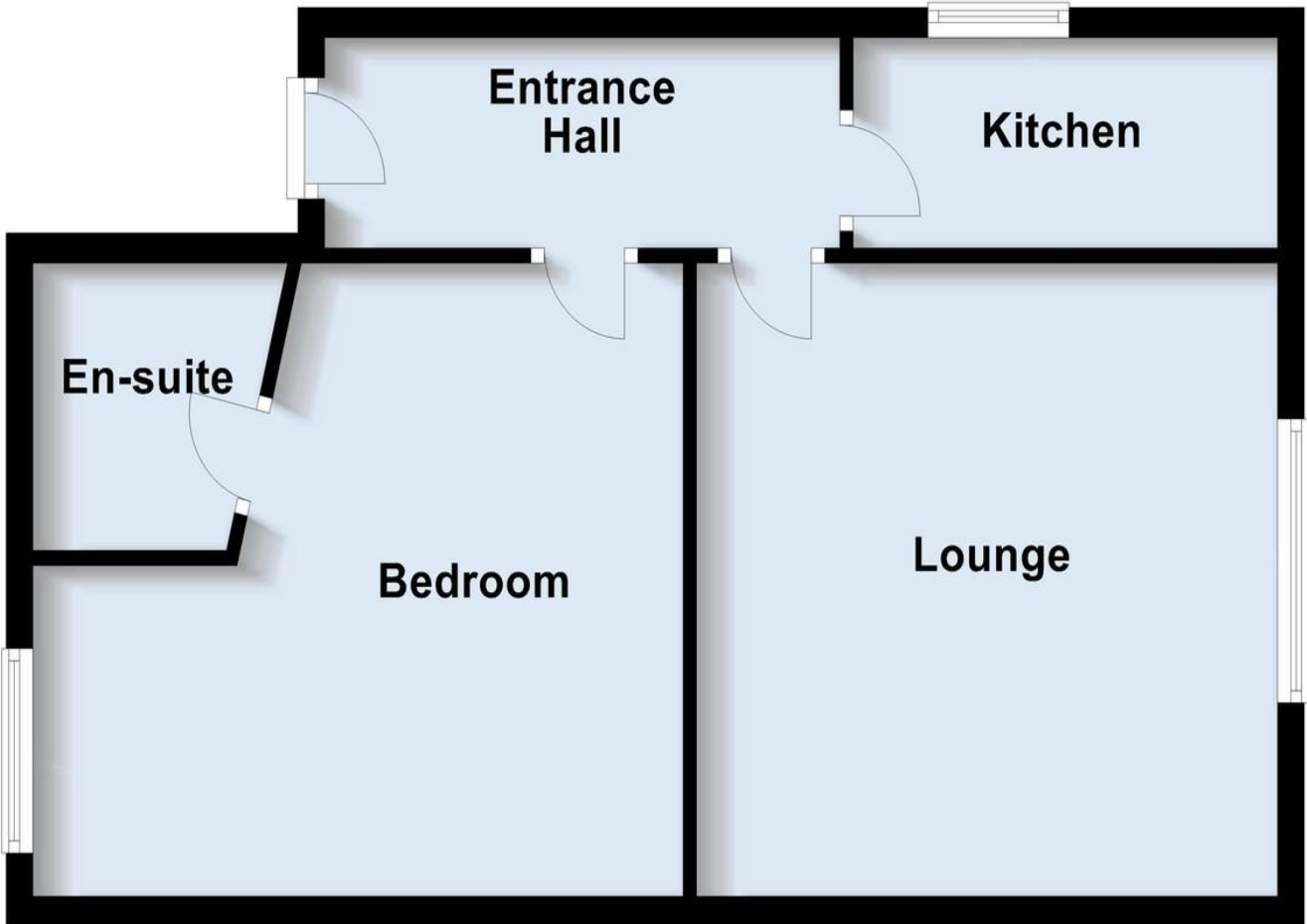
Ground Rent: £75 per annum.

Service Charge: £76 per month.

Lease 999 years from 1990

The stated EPC floor area, (which may exclude conservatories),
is approximately 44 sq m

Second Floor



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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