



Apartment 6 4 Cloisters Mews
Bridlington

YO16 4PY

ASKING PRICE OF

£75,000

1 Bedroom Second Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen/Living



Allocated
Parking



Electric Heating

Apartment 6 4 Cloisters Mews, Bridlington, YO16 4PY

LOCATION

Cloisters Mews is a desirable development in the Old Town part of Bridlington. The Old Town area has buildings of historic value. Shopping facilities and public houses are within walking distance and the schools that serve the area are about a half a mile away. Buses are routed through the area and link to the town centre which is about a mile away.

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.

For nature lovers, Bridlington is a paradise. Surrounded by rolling countryside, dramatic cliffs, and pristine beaches, it offers endless opportunities for outdoor adventure, from birdwatching at Bempton Cliffs to coastal walks along the stunning Flamborough Head.



Open plan kitchen/living



Bedroom



Bathroom



Sign

Accommodation

ACCOMMODATION

A one bedroomed, second floor apartment which offers open plan living, electric heating and uPVC double glazing throughout. The property also has a private parking space.

COMMUNAL ENTRANCE

With intercom and stairs leading to all floors.

ENTRANCE HALL

10' 2" x 6' 00" (3.1m x 1.83m)

With storage cupboard, cylinder cupboard and electric panel heater.

OPEN PLAN/LIVING KITCHEN

21' 6" x 11' 1" (6.55m x 3.38m)

With two windows to the front elevation, two electric panel heaters, modern range of wall and base units, drawer units, stainless steel sink and mixer taps, upstand, space for washing machine, fridge freezer, electric oven, hob and extractor.

Worktop, vinyl flooring and ceiling spotlights.

BEDROOM

12' 4" x 10' 8" (3.76m x 3.25m)

With window to rear elevation and electric panel heater.

BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m)

With panelled bath, low level wc, pedestal wash hand basin, vinyl flooring, part tiled walls, heated towel ladder and window to rear elevation.

OUTSIDE

There are communal gardens, one parking space, bicycle store and bin store.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.



CENTRAL HEATING

Electric heating throughout

TENURE

We understand that the property is leasehold.

SERVICES

Mains electricity, water and drainage connected.

There is no gas.

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.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED C

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?

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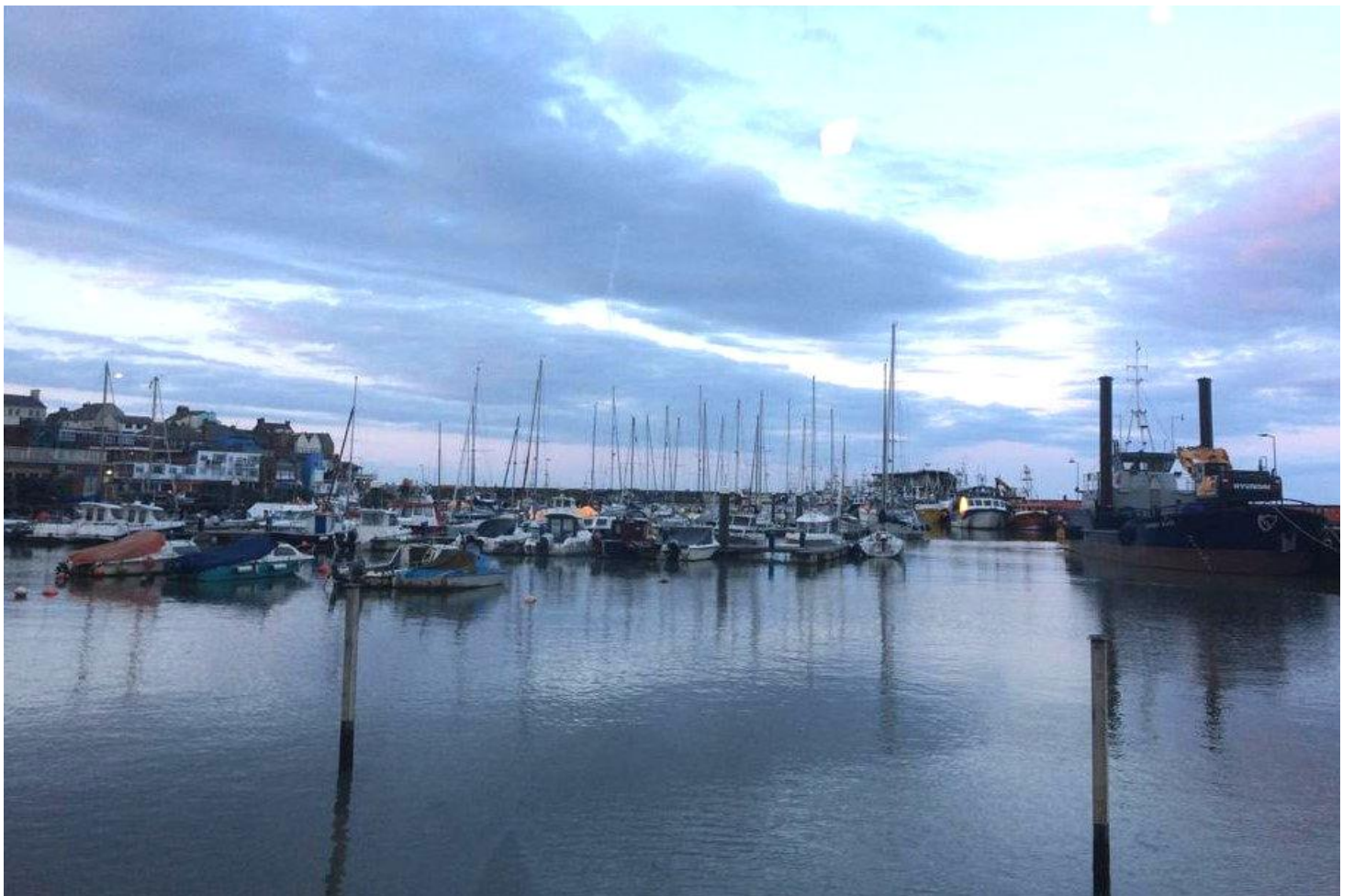
*by any local agent offering the same level of service.

VIEWING

Strictly by appointment (01262) 401401 option 1



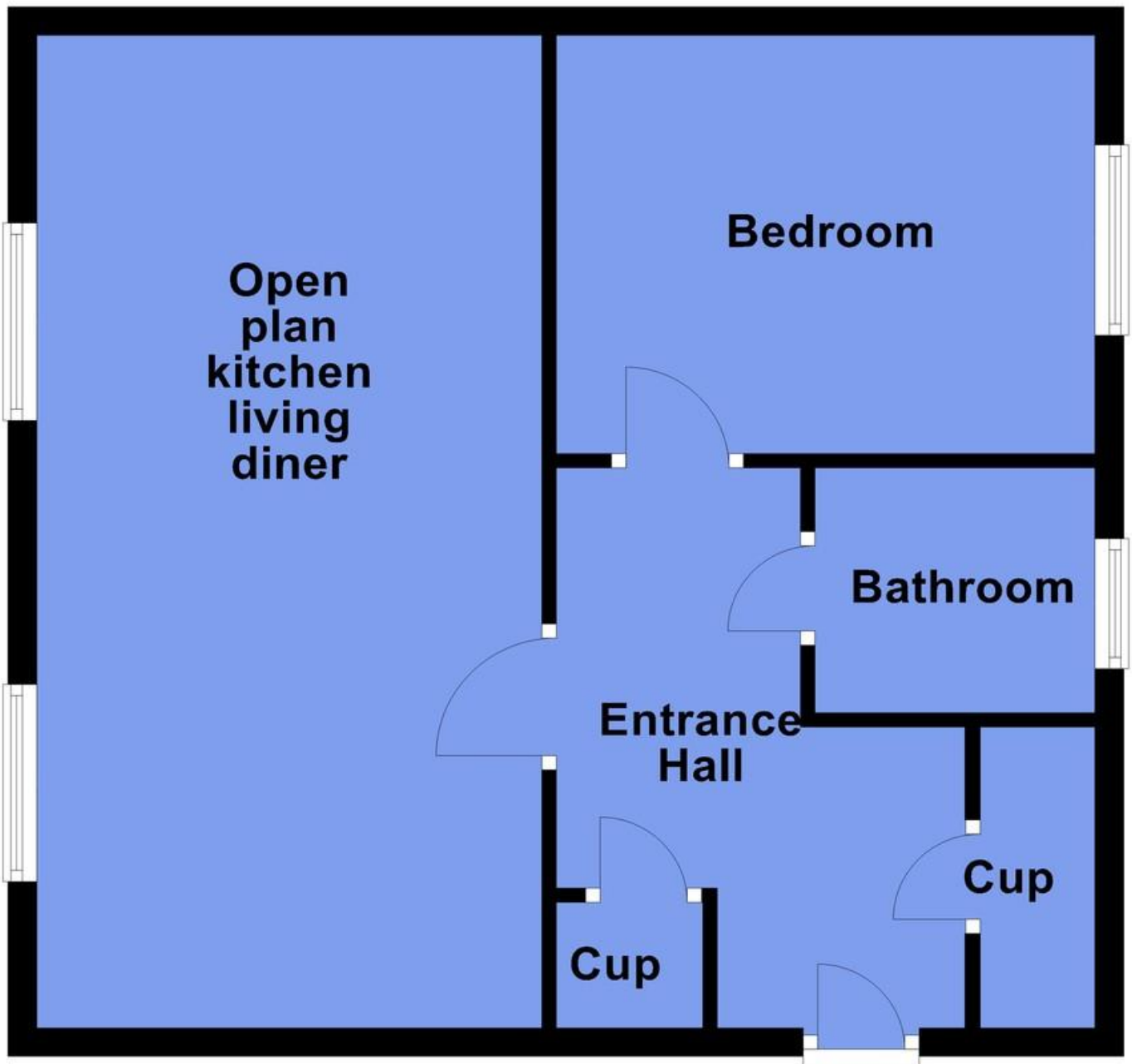
Nearby Priory Church



Bridlington Harbour

The stated EPC floor area, (which may exclude conservatories),
is approximately 46 m² (495 ft²)

Ground 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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