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EST 1891



Flat 3, 4 Cloisters Mews  
Bridlington  
YO16 4PY

ASKING PRICE OF

£79,950

2 Bedroom First Floor Apartment

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01262 401401





sign



### Flat 3 4 Cloisters Mews, Bridlington, YO16 4PY

Situated within a stone's throw away from Bridlington's old town and offered with no ongoing chain, this first floor apartment offers a modern living space, featuring a bright open-plan lounge and kitchen, it also includes two bedrooms, a stylish bathroom and the convenience of an allocated parking space.

Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. The area is served by excellent schools, including New Pasture Lane and Burlington Primary Schools (ages 3-11) and Bridlington School (ages 11-18). Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique

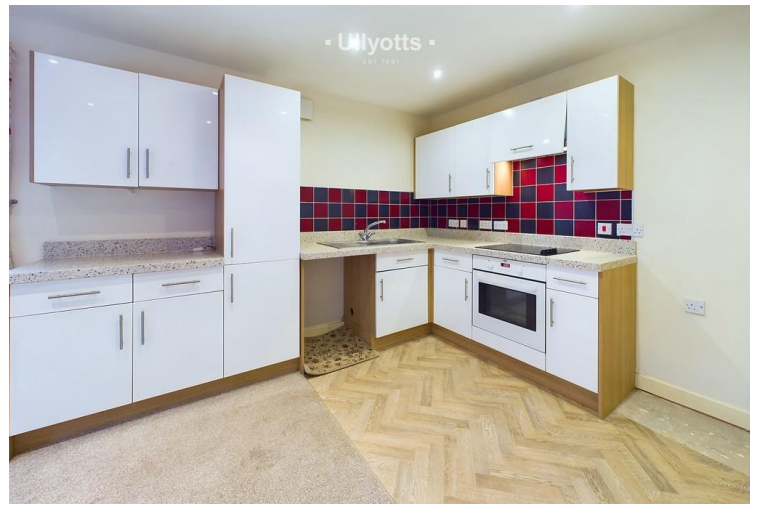
shops, an art gallery, opticians, beauticians, and a florist. With its picturesque cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, historic harbour and traditional British seaside atmosphere. It offers a mix of attractions, including the bustling promenade, quaint Old Town with cobbled streets and landmarks like Bridlington Priory and Sewerby Hall. Popular for family holidays and day trips, it combines natural beauty with a relaxed coastal vibe.





Entrance



Kitchen area



Lounge area



Bedroom 1

## Accommodation

### COMMUNAL ENTRANCE

Entrance is via a secure door with either key, number code or intercom, the entrance leads into the main communal hall. With doors to meter cupboards and a staircase to the first floor.

### PRIVATE ENTRANCE HALL

11' 9" x 3' 5" (3.60m x 1.05m)

The private entrance hall includes an intercom telephone, electric radiator, electric consumer unit, door to the storage cupboard housing the hot water tank and doors to all rooms.

### OPEN PLAN KITCHEN / LIVING AREA

18' 2" x 12' 2" (5.56m x 3.73m)

The open-plan kitchen and living area is a bright and inviting space, enhanced by windows to the front and side elevations that fill the room with natural light. The living area is cosy and comfortable, featuring carpeted flooring, two electric wall heaters and inset spot lighting.

The kitchen area is distinguished by stylish herringbone vinyl flooring, complementing a range of cream gloss wall, base, and drawer units with a worktop over and tiled splashback. It includes a 1 1/2 bowl stainless steel sink and drainer with a mixer tap, along with a fitted oven, hob, and extractor fan. There is also space for a fridge-freezer and plumbing for a washing machine.

### BEDROOM 1

15' 5" x 9' 6" (4.70m x 2.91m)

With French doors to the Juliette balcony, electric wall heater, fire place with electric fire in situ - the previous owner used this room as an additional sitting room.

### BEDROOM 2

9' 5" x 7' 10" (2.89m x 2.39m)

With a window to the side elevation and electric wall heater.



Bedroom 2



Bathroom



Side Elevation

## BATHROOM

6' 6" x 5' 5" (1.99m x 1.67m)

With a panelled bath and thermostatic shower over, WC, wash hand basin, heated towel ladder partially tiled walls and modern herringbone effect vinyl flooring all lit by inset spotlighting.

## PARKING

The allocated parking space for this property is number 23.

## CENTRAL HEATING

Electric heating throughout

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

## TENURE

The property is leasehold - years remaining TBC.  
For 1st January 2025 - 31st December 2025 service charges were £1324.40.  
The ground rent was £300 for this period.

## COUNCIL TAX BAND - A

## ENERGY PERFORMANCE CERTIFICATE - RATED C

## SERVICES

Electric and Water 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.

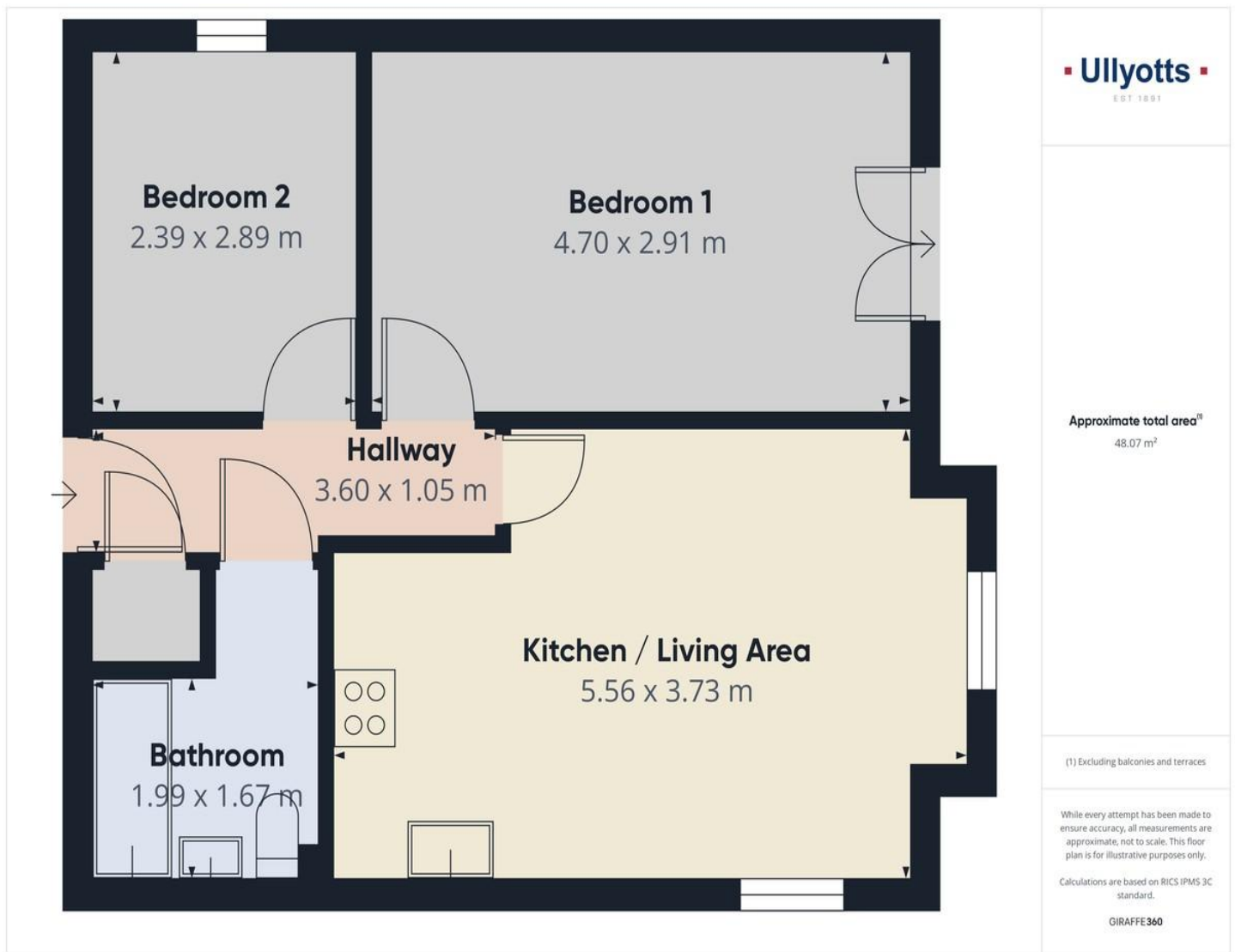
Floor plans are for illustrative purposes only.





Flat 3, 4 Cloisters Mews

The stated EPC floor area, (which may exclude conservatories),  
is approximately 53 sq m (570 ft<sup>2</sup>)



### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

### FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



# 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! ”*

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