

▪ Ulllyotts ▪

EST 1891



Flat 1 47-49 Victoria Road
Bridlington
YO15 2AT

ASKING PRICE OF

£68,000

1 Bedroom Third Floor Apartment

▪ Ulllyotts ▪
EST 1891

01262 401401



Communal Gardens



1



1



1



On Road
Parking



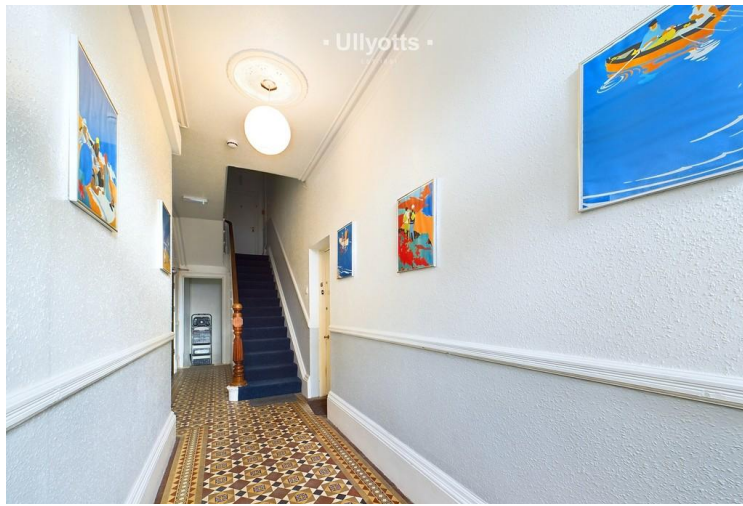
Gas Central Heating

Flat 1 47-49 Victoria Road, Bridlington, YO15 2AT

This beautifully renovated third-floor apartment, set in a well-maintained Victorian building, offers an open-plan lounge and dining area, a modern kitchen, a spacious bedroom and a stylish bathroom. Presented in immaculate condition, it is ideally located within walking distance of Bridlington seafront, shops and local amenities.

Victoria Road is perfectly positioned just a stone's throw from Bridlington town centre, offering convenient access to a range of shops, cafes and amenities. The area is known for its charming character with a mix of Victorian and modern properties and is within easy reach of the picturesque seafront, making it an ideal location for enjoying both the bustling town and the scenic coastline.

Bridlington is a charming seaside town on the Yorkshire coast, known for its stunning sandy beaches, bustling harbour and traditional British seaside charm. The town offers a mix of historic attractions, such as the Priory Church and the Bayle Museum, alongside modern amenities, shops, and eateries. Popular with visitors, Bridlington is a hub for outdoor activities like coastal walks and exploring nearby landmarks, including Flamborough Head and Bempton Cliffs. Its friendly atmosphere and vibrant promenade make it a delightful destination for residents and tourists alike.



Communal Hall



Entrance Hall



Lounge



Lounge

Accommodation

COMMUNAL HALL

There is an intercom system into the well-presented communal hallway with tiled flooring and staircase to the third-floor landing and private entrance door into the Flat 1 private entrance hall. Access to the rear communal garden is via a door on the ground level.

ENTRANCE HALL

5' 6" x 2' 11" (1.70m x .90m)

With wood effect vinyl flooring and doors to all rooms.

LOUNGE

15' 1" x 12' 7" (4.62m x 3.84m)

A spacious lounge and dining area with a window to the front elevation with a view of the Catholic Church on Victoria Road, a feature wall, radiator and door to:

KITCHEN

10' 10" x 6' 4" (3.32m x 1.94m)

With a range of modern wall, base and drawer units with wood effect worktop over, fitted wine rack, brick effect tiled splashback and wood effect laminate flooring. A window to the side elevation allows natural light. Integral appliances include an electric oven and hob, space for an under counter fridge freezer and housed gas central heating boiler.

BEDROOM

12' 5" x 8' 9" (3.81m x 2.67m)

A good sized double bedroom with a window to the rear elevation overlooking the communal gardens and Bridlington's rugby fields and radiator.

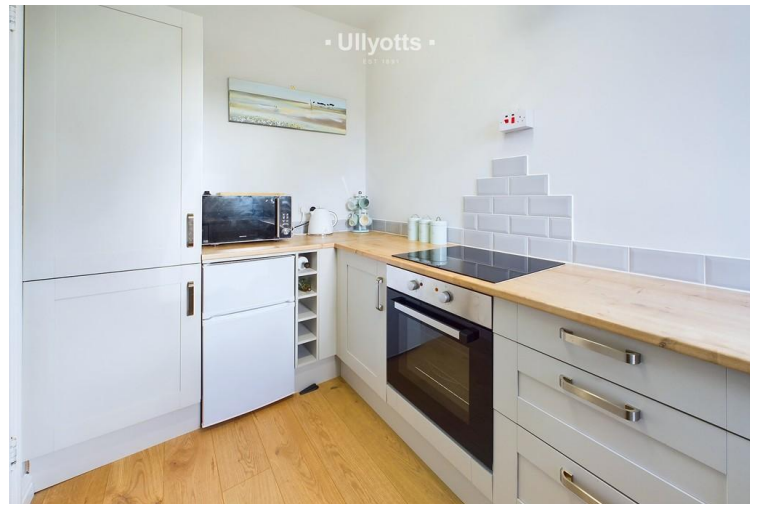
BATHROOM

9' 3" x 4' 5" (2.83m x 1.35m)

A beautifully presented bathroom with a window to the side elevation, a panelled bath with matte black shower fitting and tiled surround, wash hand basin



Kitchen



Kitchen



Bedroom



Bathroom

with a matt black tap and tile splashback, WC, a heated towel ladder and mosaic effect vinyl flooring.

PARKING

Parking for this property is on street. Permits from East Riding of Yorkshire Council are available to purchase.

OUTSIDE

To the rear of the property lies a communal garden which all flats have access to. This is mainly laid to lawn and is maintained by one of the flat owners. The communal waste bins are accessed behind the iron gates to the left of the property.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

Between 8 flats each owner has a share of the freehold.

£100 pm paid to Management Company for maintenance fees to cover insurance, repairs etc

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED E

SERVICES

All mains services are available at the property.



Communal Gardens

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.

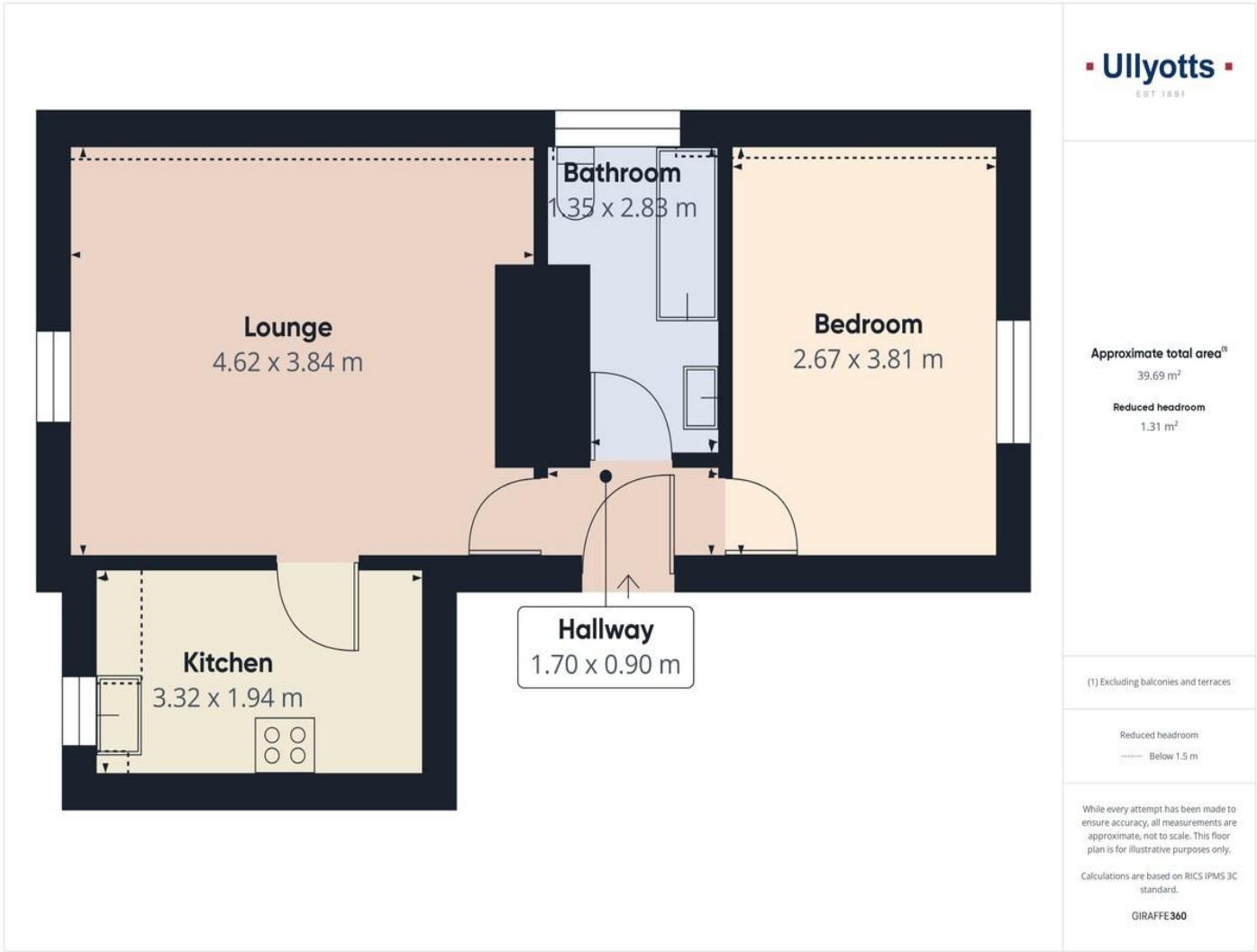
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 40m2 (430 ft2)



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



Flat 1, 47-49 Victoria Road



BRIDLINGTON

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