

▪ Ulllyotts ▪

EST 1891



25 Bayside, York Road  
Bridlington  
YO15 2PQ

ASKING PRICE OF

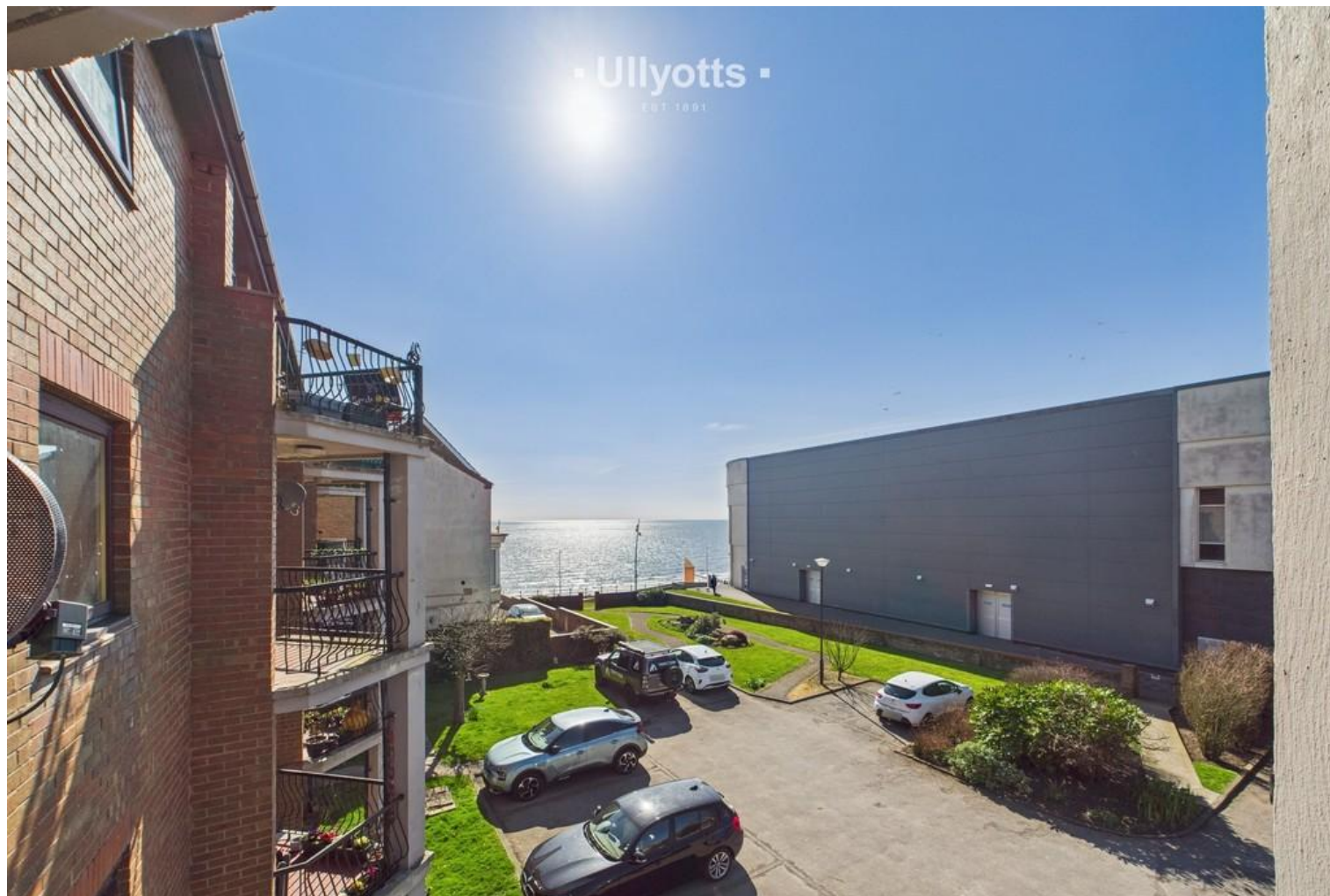
£130,000

2 Bedroom Second Floor Apartment

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01262 401401



Rear of property



2



1



1



Secure  
Gated



Gas Central Heating

## 25 Bayside, York Road, Bridlington, YO15 2PQ

This spacious 2-bedroom apartment, located on the second floor, offers a comfortable living space with magnificent sea views that can be enjoyed from the lounge. The apartment includes two well-sized separate bedrooms, offering ample privacy and comfort. The kitchen is designed for convenience and functionality, while the bathroom is well-appointed, serving both practicality and style.

Located in a desirable area with easy access to the beach and local amenities, this apartment offers both tranquillity and modern living.

The property also includes a private car park at the rear, ensuring convenient parking for residents. Whether you are looking for a relaxing space to unwind or a convenient location with beautiful views, this apartment provides it all.

The Town Centre area is a bustling hub offering convenience of town centre amenities and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.



Entrance Hall



Kitchen



Lounge



Balcony

## Accommodation

### GROUND FLOOR COMMUNAL ENTERNACE

With tele-entry system, letterboxes and secure entry into:

### COMMUNAL HALL

With stairs to second floor landing and door to another door offering a private entrance for Flats 25 & 26

### ENTERANCE HALL

8' 8" x 3' 8" (2.65m x 1.14m)

A spacious hallway with a wall mounted entry phone, electric storage heater and doors to all rooms. Storage cupboard housing the hot water tank

### LOUNGE

16' 6" x 11' 10" (5.04m x 3.63m)

A light and airy lounge with sliding doors to rear elevation overlooking the balcony. Electric fire with a feature surround, electric wall storage heater for additional warmth.

### KITCHEN

10' 10" x 5' 9" (3.32m x 1.77m)

Benefiting from a range of wall, base and drawer units

with work top over, walls partly tiled, wood effect laminate flooring. A 1 1/2 bowl stainless steel sink and drainer with mixer tap over, sitting beneath window to front elevation. Electric induction hob with extractor fan over, heater fan fitted to wall. Space for Fridge/freezer and washing machine.

### BEDROOM 1

11' 3" x 9' 6" (3.43m x 2.90m)

Bay window to front elevation, storage wall heater. Space for convenient wardrobe and overhead storage.

### BEDROOM 2

10' 7" x 9' 8" (3.23m x 2.96m)

With window to rear offering sea views, electric storage wall heater. Space for convenient wardrobe and overhead storage.

### BATHROOM

6' 7" x 6' 4" (2.02m x 1.95m)

With window to side elevation, tiled effect vinyl flooring. Bath with electric shower over and shower screen to side. Vanity wash hand basin with under cupboard storage, wc and fan heater.



Bedroom 1



Bedroom 2



Bathroom



Balcony

## CENTRAL HEATING

Electric heating

## DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

## BALCONY

With a fabulous view of the sea and a great space to enjoy the views.

## TENURE

We understand that the property is leasehold and benefits from a 999-year lease from 1983.

A service charge of £1200 is paid in January for the year and covers, garden maintenance, communal cleaning, buildings insurance etc. There are currently works undergoing including new mail boxes and new windows in the communal area.

A fee of £25 is also made per annum for the ground rent.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - B

## ENERGY PERFORMANCE CERTIFICATE – RATED C

## 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 56 m<sup>2</sup> (602 ft<sup>2</sup>)



## 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!*



25 Bayside, York Road

BRIDLINGTON

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## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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