

Ulllyotts

EST 1891



Flat 4, 35 Sands Lane
Bridlington
YO15 2JG

ASKING PRICE OF

£115,000

1 Bedroom Second Floor Apartment

Ulllyotts
Estate Agents

Est. 1891

01262 401401



View from Property

 1
  1
  1
  Allocated Parking
  Gas Central Heating

Flat 4, 35 Sands Lane, Bridlington, YO15 2JG

A one bedroom second floor apartment offering breath-taking sea views from the entrance hall designed to double as a breakfast and dining area-along with the kitchen and lounge, further view of Flamborough head are offered from the bedroom. Just moments from the Northside beach and promenade, this property is perfectly positioned for coastal living. Offered with no onward chain, it also includes a designated parking space at the rear for added convenience.

Sands Lane in Bridlington is situated just north of the town centre between Flamborough Road and the North Beach and is a highly sought-after residential location with excellent amenities and schools. Within immediate walking distance of the stunning North Side beach and promenade, the area offers easy access to coastal walks. Many properties benefit from sea views and a view of the

sea is never far away. Nearby on Flamborough Road, residents can enjoy a Tesco Express, fast-food outlets, fish and chip shop, an international delicatessen, bakery, hairdresser and Seabirds public house.

Nestled on the stunning Yorkshire coast, Bridlington is a charming seaside town known for its beaches, historic harbour and vibrant promenade. With a welcoming community, excellent local amenities and a mix of traditional and modern attractions, it's the perfect place for coastal living. Whether enjoying fresh seafood, exploring the scenic countryside of the Yorkshire Wolds, or taking in the town's rich heritage, Bridlington offers a relaxed yet lively atmosphere, making it an ideal location for both residents and holidaymakers.



Lounge



Entrance Hall



Kitchen



Bedroom

Accommodation

COMMUNAL ENTRANCE

Entrance to the well maintained communal hall is via a glazed wooden door with telecom entry, a radiator and four flights of stairs to the second floor landing.

ENTRANCE HALL

8' 4" x 6' 5" (2.56m x 1.98m)

The private entrance hall doubles as a breakfast / dining area with beautiful views of the north bay, a storage cupboard with hanging space and shelving, loft access to a part boarded loft with lighting, two radiators offer warmth and door to all rooms.

LOUNGE

14' 11" x 13' 4" (4.56m x 4.07m)

The lounge is spacious and benefits from a window to the front elevation with views of the north bay and gardens, shelving for displaying items or additional storage and the main focal point of the room is an electric fire with marble hearth and feature surround and a radiator for additional warmth.

KITCHEN

9' 11" x 6' 6" (3.03m x 2.00m)

A light and airy kitchen with a window to the front elevation with sea views, a range of wall, base and drawer units with marble effect worktops, tiled splashback and vinyl flooring. A stainless steel sink and drainer with a mixer tap over, radiator and space for appliances such as an oven, under counter fridge and plumbing for a washing machine.

BEDROOM

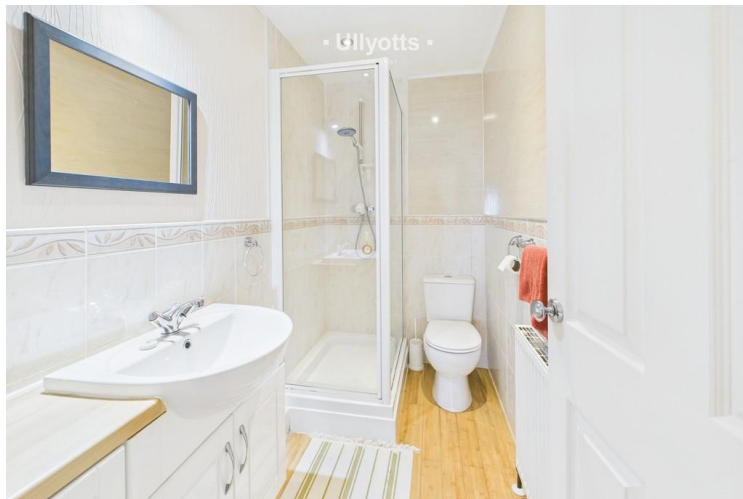
13' 3" x 10' 1" (4.06m x 3.09m)

The bedroom benefits from a window to the rear elevation with views to Flamborough Head and a radiator.

SHOWER ROOM

7' 5" x 4' 4" (2.28m x 1.34m)

The shower room offers wood flooring, tiled walls, vanity wash hand basin, shower cubicle with thermostatic shower, WC, radiator and inset spot lighting.



Bathroom



View from Property



Communal Entrance



Entrance

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.

PARKING

An allocated parking space is available to the rear of the property.

TENURE

We understand that the property is leasehold with 171 years remaining from 2019.

Maintenance charges are £874 per annum and covers building insurance, communal areas, and fire alarm servicing.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED D

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

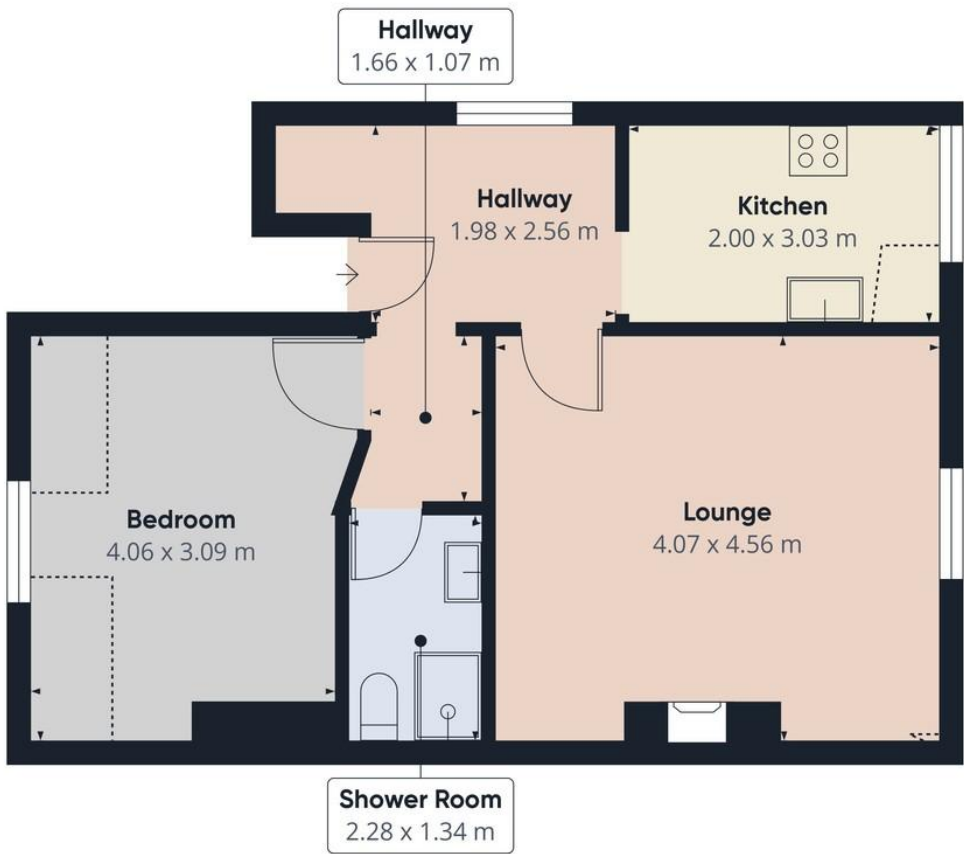
Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS



Off Street Parking

The digitally calculated floor area is 51 sq m (549 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area¹⁾
47.39 m²
Reduced headroom
2.86 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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