

Ulllyotts

EST 1891



Flat 2, 6 Meadowfield Road
Bridlington
YO15 3LD

ASKING PRICE OF

£165,000

2 Bedroom First Floor Apartment

Ulllyotts

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01262 401401



View from Balcony



2



2



1



Allocated Off
Road Parking



Electric Heating

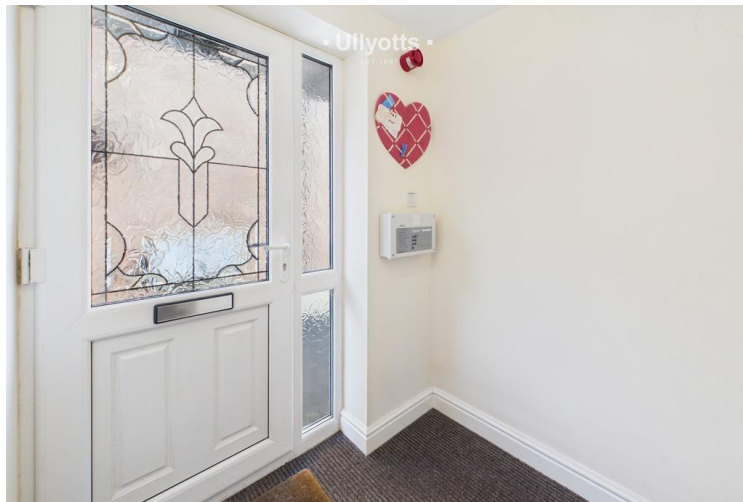
Flat 2, 6 Meadowfield Road, Bridlington, YO15 3LD

An immaculately presented first floor apartment, offered with no onward chain, offering a bright lounge with a view of the sea from the bay window, a dining room with access to a private balcony enjoying beautiful sea views. The accommodation comprises a well-appointed kitchen, two bedrooms and a bathroom. Additional benefits include an allocated parking space, providing convenience and peace of mind. This superb property offers comfortable coastal living in a sought-after location.

The Meadowfield Road area is to the south of the town centre and close to the south bay beach. It is a much sought-after location, offering a perfect blend of convenience and coastal living. For leisure, the Belvedere Golf Course is just moments away, along with immediate access to the beach and the picturesque South Marine

Drive promenade, making this an ideal location for those seeking a lifestyle close to the sea.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional promenade. With a rich maritime heritage, scenic coastal walks and a vibrant mix of shops, cafes, and fresh seafood, it offers a perfect blend of relaxation and activity. Popular with holidaymakers and residents alike, Bridlington also provides easy access to nearby attractions such as Flamborough Head and the Yorkshire Wolds.



Entrance



Entrance Hall



Lounge



Sea View

Accommodation

COMMUNAL ENTRANCE

Access to the property is through a side entrance via a secure UPVC door, shared by Flats 2 and 3. A telecom entry system ensures added security and a staircase leads to the first floor.

PRIVATE ENTRANCE HALL

9' 10" x 5' 9" (3.01m x 1.77m)

The private entrance hall benefits from a telecom phone, an electric radiator, a useful storage cupboard housing the hot water tank, an additional cupboard for the consumer unit and provides access to all rooms.

LOUNGE

13' 10" x 10' 9" (4.24m x 3.29m)

A beautifully presented lounge featuring a charming bay window to the front elevation offering delightful sea views to the left. The room is enhanced by a stylish feature wall, an electric radiator and a fireplace base, ideal for an electric fire.

DINING ROOM

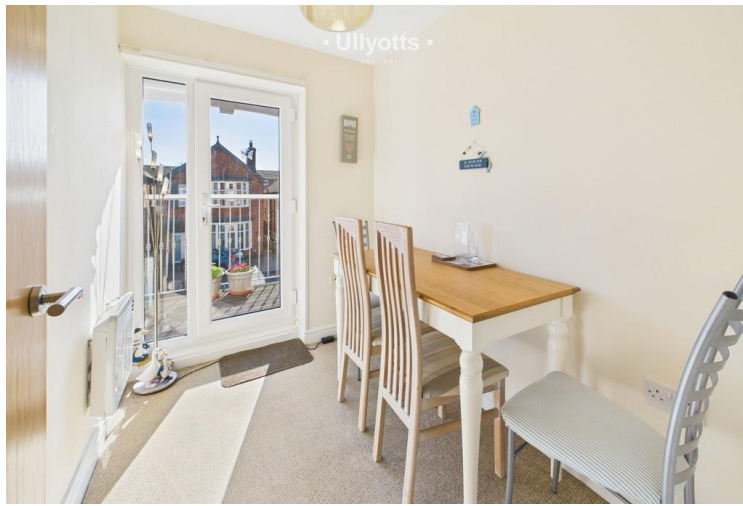
7' 5" x 5' 10" (2.28m x 1.79m)

The dining room offers an electric radiator, space for a dining table and a uPVC door leading onto the balcony. Versatile in nature, this room could also serve as a third bedroom, with space to accommodate a sofa bed rather than a dining table if required.

KITCHEN

11' 2" x 6' 0" (3.42m x 1.84m)

The kitchen is well appointed with a range of cream gloss wall, base and drawer units, complemented by a contrasting worktop, tiled splashback and tile-effect vinyl flooring. A stainless steel sink and drainer with a mixer tap is positioned beneath a window to the rear elevation, providing natural light. Integrated appliances include an undercounter fridge, freezer, washing machine, electric oven and hob with extractor fan. Additional features include an electric radiator and inset spotlighting, creating a bright and functional space.



Dining Room



Kitchen



Balcony



Bedroom 1

BEDROOM 1

10' 8" x 10' 0" (3.27m x 3.06m)

The first double bedroom features a charming bay window to the front, offering sea views to the left. Additional features include fitted double wardrobes with mirrored doors and an electric radiator

BEDROOM 2

10' 11" x 10' 5" (3.33m x 3.18m)

Double bedroom two has a window to the rear elevation allowing natural light, while an electric radiator provides warmth. The room also benefits from a fitted wardrobe with mirrored doors offering storage and hanging space.

BATHROOM

7' 5" x 5' 1" (2.28m x 1.57m)

An immaculate bathroom featuring a modern P-shaped bath with a glass screen and a thermostatic shower over, a WC, a wash hand basin, a heated towel ladder, fully tiled walls, vinyl flooring, and inset spotlighting-creating a sleek and contemporary finish.

HEATING

Electric Heating

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

BALCONY

10' 9" x 3' 11" (3.28m x 1.20m)

A delightful decked balcony with railings, offering fabulous uninterrupted sea views - the perfect spot to relax and enjoy the coastal surroundings.

PARKING

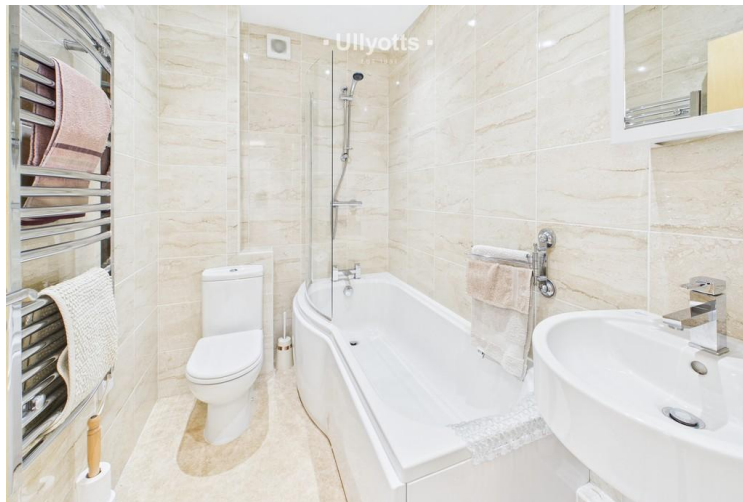
To the rear of the property is an allocated parking space in a paved courtyard.

TENURE

The property is leasehold and is on a 125 year lease from 1st January 2015. However, the owner also owns 1/3 of the freehold which will be sold with the apartment. Maintenance is split between the 3 apartments and is paid when needed.

SERVICES

All mains services are available at the property.



Bathroom



Bedroom 2



Rear of Property



Bridlington Beach

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - AWAITED

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 55 sq m (592 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.

■ Ulllyotts ■

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