



38a Amy Johnson Avenue  
Bridlington  
YO16 6HY

ASKING PRICE OF

**£78,000**

**2 Bedroom First Floor Apartment**



Front Garden

 2
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

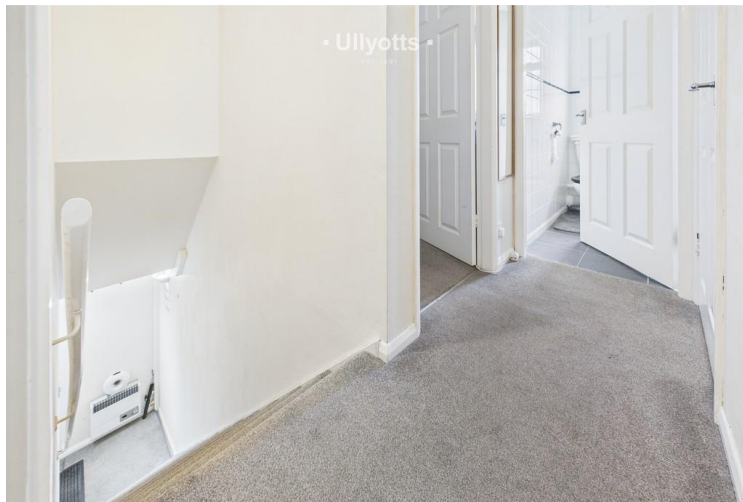
### 38a Amy Johnson Avenue, Bridlington, YO16 6HY

This well presented first-floor apartment offers comfortable and low-maintenance living, featuring a spacious lounge, a fitted kitchen, two bedrooms, a bathroom and the added benefit of a front garden and a garage. Ideal for those looking to downsize, secure a second home by the coast, or invest in a buy-to-let opportunity, this versatile property combines practicality with great potential in a sought-after location.

Amy Johnson Avenue is just off the Bempton Lane area in Bridlington and is on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser. A cut through Aysgarth

Rise takes you to a public house and eatery, the Co-Op Supermarket and the North Library just off Martongate. The area benefits from a reliable bus route, making it ideal for families and retirees.

Bridlington is a popular seaside town on the East Yorkshire coast, celebrated for its award-winning beaches, historic harbour and vibrant promenade. The town offers a mix of traditional charm and modern convenience, with a wide range of shops, cafes, restaurants and leisure facilities. Excellent transport links and access to scenic countryside make Bridlington an appealing location for families, retirees, and holidaymakers alike.



Entrance



Lounge



Kitchen



Bedroom 1

## Accommodation

### ENTRANCE HALL

7' 1" x 2' 10" (2.16m x 0.87m)

Entrance to the property is via steps leading to a UPVC front door, which opens into an entrance hall. This space offers room for coat hanging, features a gas heater for added warmth and includes a staircase that leads to the main landing which offers access to all rooms and offers a storage cupboard housing the gas central heating boiler.

### LOUNGE

14' 0" x 11' 2" (4.27m x 3.42m)

The lounge is a comfortable and inviting space, featuring a window to the front elevation that brings in natural light. It includes a radiator, an electric fire with an attractive feature surround, decorative coving and a door providing access to the kitchen.

### KITCHEN

9' 3" x 8' 0" (2.84m x 2.44m)

The kitchen offers a range of white gloss wall, base, and drawer units topped with a contrasting worktop and complemented by a tiled splashback and tiled flooring. A black 1½ bowl sink and drainer with a mixer tap is set

beneath a window to the rear elevation. The kitchen also features space for a washing machine, fridge freezer, a range oven, along with a fitted extractor fan for added convenience.

### BEDROOM 1

10' 2" x 9' 1" (3.10m x 2.79m)

The main bedroom benefits from a window to the front elevation, radiator and fitted wardrobe storage with mirrored sliding doors.

### BEDROOM 2

9' 9" x 8' 4" (2.99m x 2.56m)

The second bedroom offers a window to the rear and a radiator.

### BATHROOM

6' 5" x 5' 5" (1.97m x 1.67m)

The bathroom features a window to the rear elevation, allowing for natural light and ventilation. It is fully tiled to both the walls and flooring for a clean, practical finish. The suite includes a panelled bath with an electric shower over, a wash hand basin, and a WC, offering all the essentials in a well-appointed space.



Bathroom



Garage

### 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.

### GARAGE

18' 2" x 8' 8" (5.55m x 2.65m)

The garage is located in a compound to the rear of the property and includes both a parking space and a garage with an up-and-over door. Power is connected, providing a convenient and secure space for parking or additional storage.

### OUTSIDE

This apartment benefits from a front garden, featuring a neatly maintained lawn that offers an ideal space for outdoor seating-perfect for relaxing and enjoying the surroundings.

### TENURE

We understand that the property is leasehold. The charges for the ground rent are £400 per annum.

### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND - B

### ENERGY PERFORMANCE CERTIFICATE - RATED D

### NOTE

Heating systems and other services have not been checked.

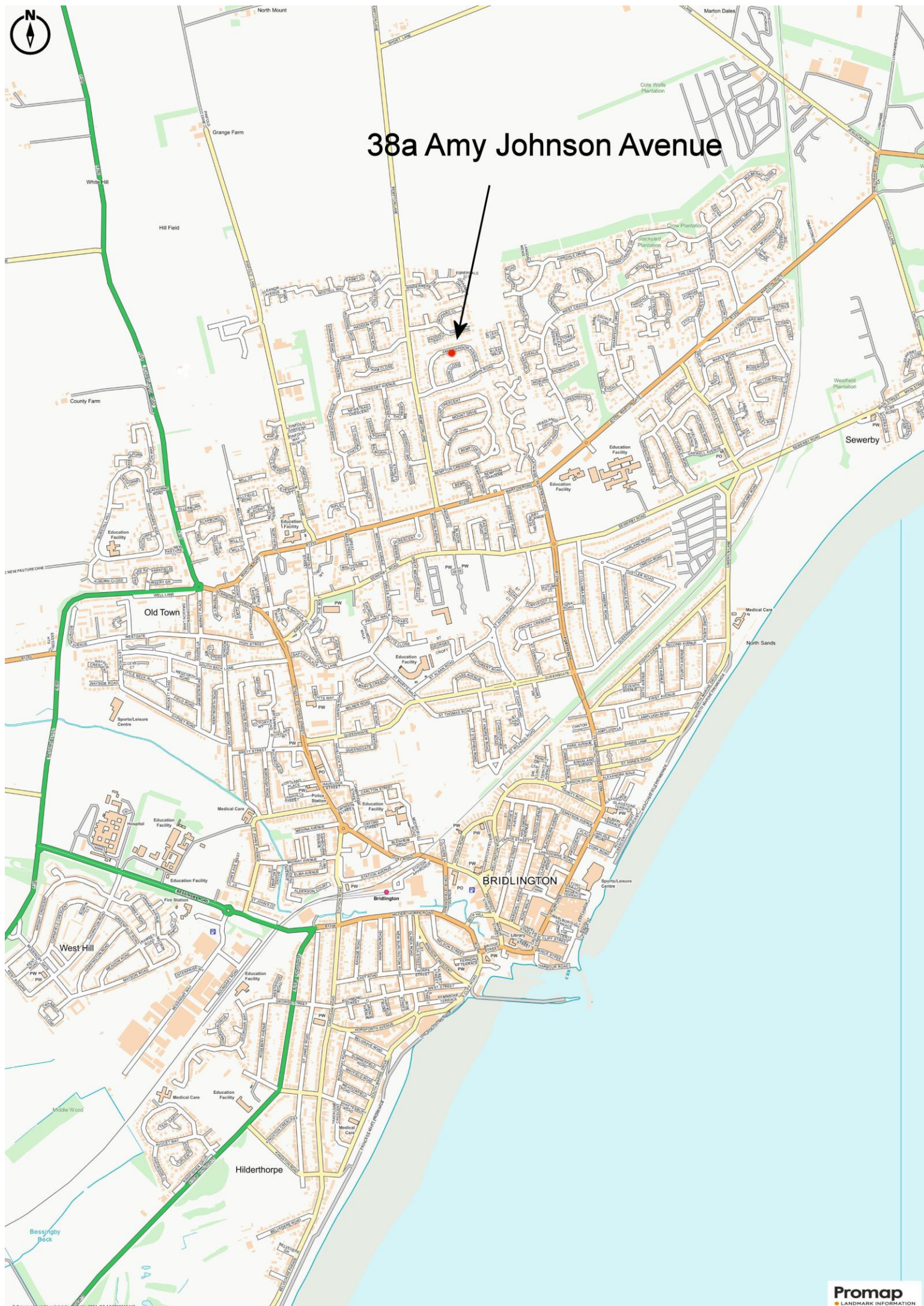
All measurements are provided for guidance only.

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.



38a Amy Johnson Avenue



The digitally calculated floor area is (65.3m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



**VIEWING**

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

# 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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**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Drifffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

**www.ullyotts.co.uk**



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