



Flat 2, 8 Swanland Avenue  
Bridlington  
YO15 2HH

ASKING PRICE OF

**£49,500**

1 Bedroom Ground Floor Flat





Communal Garden



1



1



1



On Road  
Parking



Gas Central Heating

## Flat 2, 8 Swanland Avenue, Bridlington, YO15 2HH

This one-bedroom ground floor apartment features an open-plan lounge and kitchen area, a comfortable double bedroom, and a bathroom. Set within a well-maintained building with access to communal gardens, the property offers a relaxed coastal lifestyle just a short walk from the beach and town centre. Ideal for first-time buyers, a holiday retreat or someone looking to downsize, it is offered with no onward chain.

The Town Centre area is a bustling hub offering convenience of nearby 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.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its golden beaches, historic harbour and friendly atmosphere. Just a short walk from the bustling town centre, you'll find scenic promenades, traditional fish and chip shops, and easy access to nearby coastal gems like Flamborough Head and Bempton Cliffs. It's the perfect blend of coastal beauty, heritage and relaxed living.





Entrance Hall



Kitchen/Lounge



Virtually Staged



Kitchen/Lounge

## Accommodation

### ENTRANCE HALL

7' 1" x 2' 11" (2.18m x 0.91m)

Accessed via its own private entrance to the rear of 8 Swanland Avenue, this ground floor apartment offers added privacy and convenience. Entry is through a wooden gate leading into the communal garden, with a uPVC glazed door opening into the entrance hall. The hall features a radiator and provides access to all rooms.

### OPEN PLAN LOUNGE / KITCHEN

12' 4" x 10' 8" (3.78m x 3.26m)

The lounge area is bright and inviting, featuring a radiator, side window, and French doors that open directly onto the communal garden, creating a lovely indoor-outdoor feel. It flows seamlessly into the kitchen area, which is fitted with tiled flooring, a range of wall and base units with worktops and tiled splashbacks, a 1½ bowl sink and drainer, oven, and gas hob. While functional, the kitchen could benefit from some modernisation to enhance its potential.

### BEDROOM

11' 0" x 8' 0" (3.36m x 2.44m)

The bedroom offers a comfortable space with a window to the side elevation, a radiator, and a useful hidden alcove housing the gas central heating combi boiler and consumer unit, keeping essential utilities neatly tucked away.

### BATHROOM

7' 8" x 5' 0" (2.34m x 1.53m)

The bathroom is fitted with vinyl flooring and includes a panelled bath with tiled surround, a wash hand basin, WC, and a radiator, offering a practical and functional space.



Virtually Staged



Bathroom



Bedroom



Bedroom

### 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.

### OUTSIDE

The property enjoys a walled communal garden, mainly laid to lawn, with the added benefit of a storage shed. Parking is available on street, though residents will need a permit in this area.

### TENURE

There is a 999-year lease from 01/01/1990. A management company registered in 8 Swanland Avenue Flat Management Limited and maintenance is split 4 ways between each Flat.

### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND - A

### ENERGY PERFORMANCE CERTIFICATE – RATED C





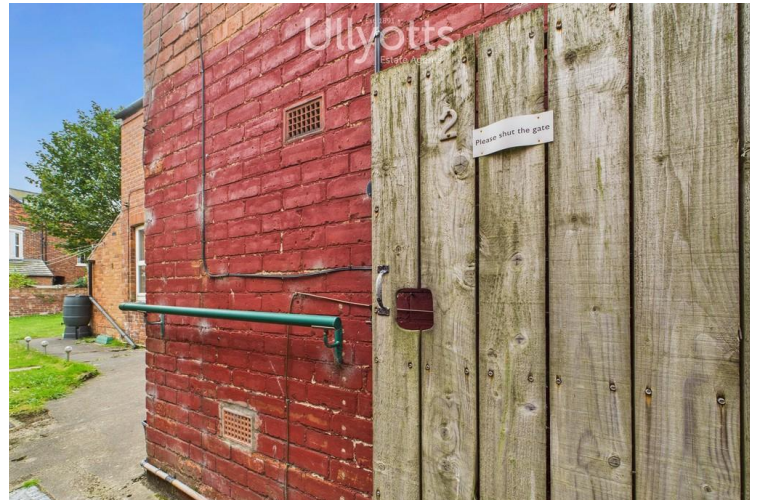
Virtually Staged



Communal Garden



Seating Area



Entrance

## 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

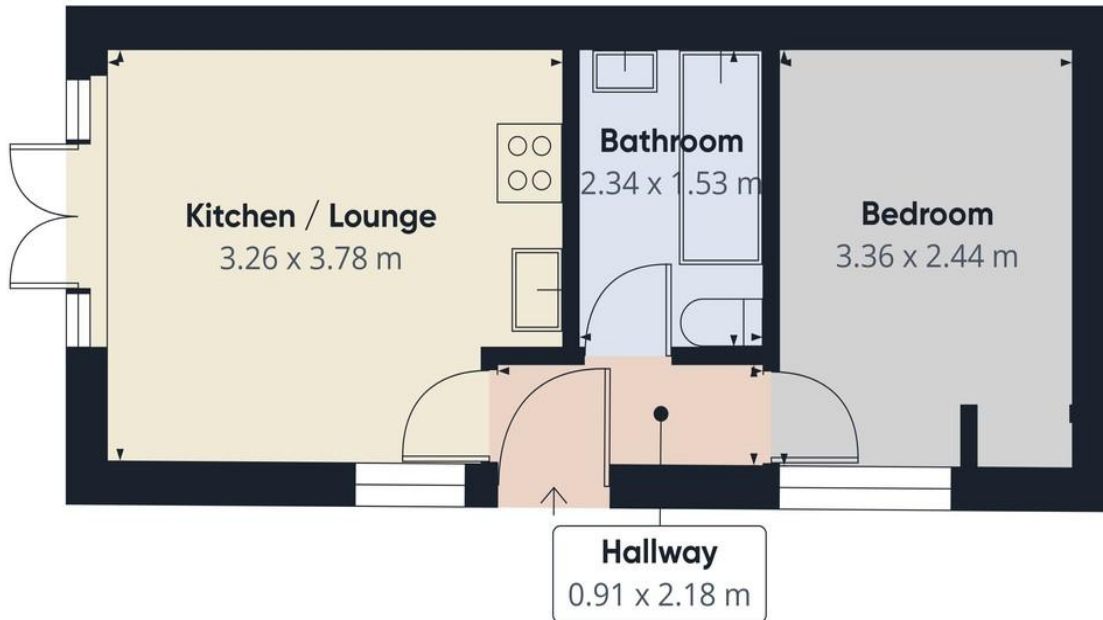
Regulated by RICS

## 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.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 27 m<sup>2</sup> (290 ft<sup>2</sup>)

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**Ulllyotts**  
Estate Agents



Approximate total area<sup>(1)</sup>  
26 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360





Flat 2, 8 Swanland Avenue



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EST 1891



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