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Estate Agents

30 Nursery Grove
Bridlington
YO16 4QS

Purpose built first floor apartment
Two good sized bedrooms
Modern dining kitchen

Electric heating
Double glazing
Private parking

Asking Price Of:
£75,000



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PROPERTY PROFESSIONALS SINCE 1891

30 Nursery Grove

Bridlington

YO16 4QS



LOCATION

Located near the junction of Scarborough Road and Well Lane, the apartment is very handily located for a local convenience store, the Old Town shops and High Street conservation area and buses which route to the main town centre.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades.

The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

INVESTMENT ONLY - Has a sitting tenant on an Assured Shorthold Tenancy and currently generating a rental income of £400 per calendar month.

ACCOMMODATION

A first floor apartment built in 1994 under the NHBC Scheme by Messrs Bell Elliott and offers a good sized two bedroomed layout, with electric heated accommodation and double glazing.

The property is held under a long leasehold, with a full maintenance covenant and has a private designated parking space to the communal grounds.

ENTRANCE DOOR

With stairs to:

ENTRANCE HALL

13' 11" x 2' 10" (4.24m x 0.86m)

With doors to:

LOUNGE

14' 3" x 13' 6" (4.34m x 4.11m)

With wall mounted electric fire in situ, wooden fire surround and tiled inset. Electric storage heater and window to rear elevation.



DINING KITCHEN 13' 6" x 8' 6" (4.11m x 2.59m)

With base units, wall mounted gas boiler, electric cooker, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, storage cupboard and two windows to front elevation.

**BEDROOM 1** 10' 7" x 9' 9" (3.23m x 2.97m)

With electric storage heater and window to rear elevation.

**BEDROOM 2** 9' 2" x 8' 3" (2.79m x 2.51m)

With electric storage heater and window to rear elevation.

**BATHROOM**

9' 1" x 5' 0" (2.77m x 1.52m)

With coloured suite comprising panelled bath, WC and pedestal wash hand basin. Part tiled walls and window to front elevation.

**PARKING**

With allocated parking space.

OUTSIDE

There is no garden to the property.

SERVICES

Mains electric, water and drainage are connected.

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.

Floor plans are for illustrative purposes only.

TENURE

Leasehold. The property has a lease of 999 years from 2001.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

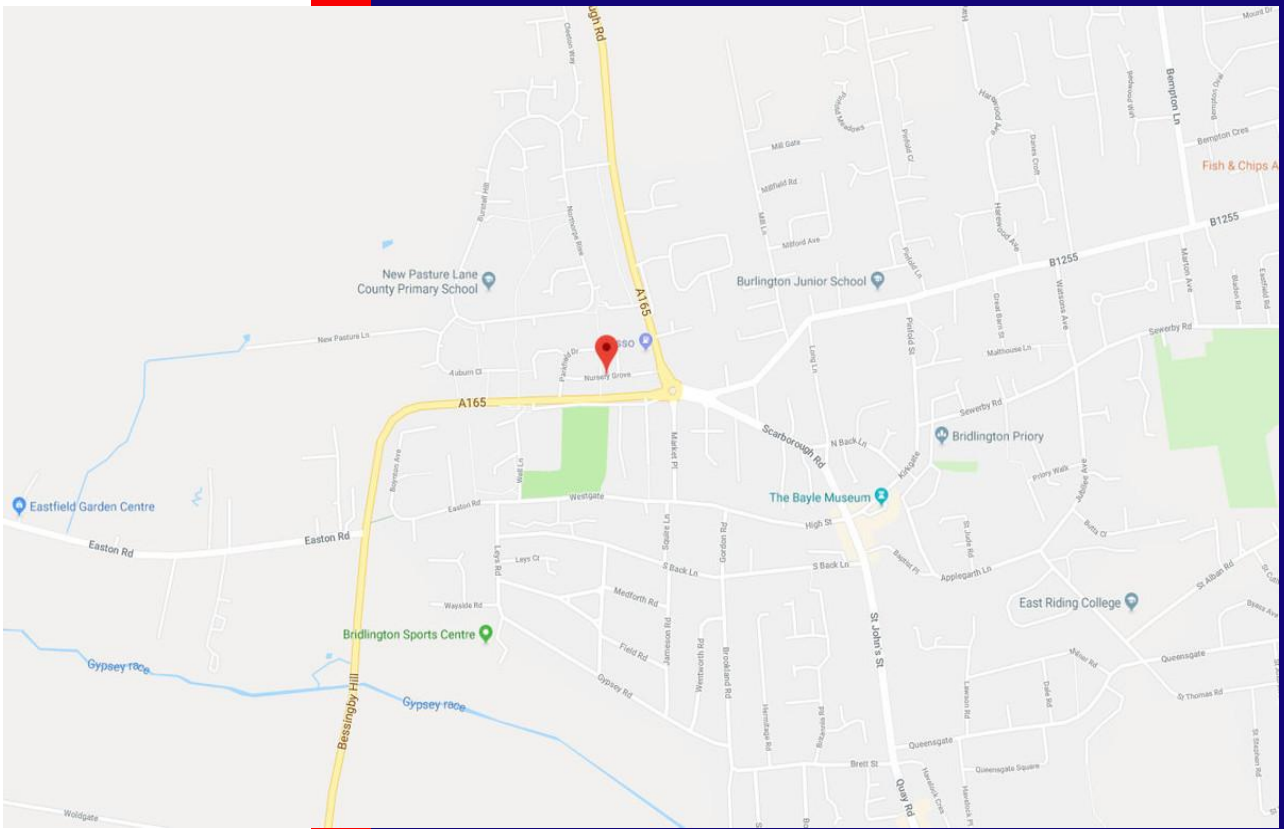
VIEWING

Strictly by appointment (01262) 401401 or
brid@ullyotts.co.uk

Regulated by RICS

First Floor





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Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



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