Ullyotts Est. 1891 Estate Agents



9 Victory Way
Bridlington
YO16 4EN

ASKING PRICE OF

£80,000

2 Bedroom Second Floor Apartment

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01262 401401



Front of Property

2 | 1 | 1 | Allocated Parking | Electric Heating

9 Victory Way, Bridlington, YO16 4EN

Offering a pleasant outlook and well-proportioned accommodation, this second-floor apartment is offered to the market with no onward chain and benefits from an allocated parking space. The property comprises two bedrooms, a spacious lounge/diner, kitchen and bathroom, providing a practical layout with plenty of scope for a new owner to put their own stamp on it. Ideally suited to first-time buyers looking to get onto the property ladder or investors seeking a rental opportunity, this is a property offering great potential and one well worth viewing.

The property enjoys an ideal position between St. John's Street and Bridlington's historic Old Town. This desirable location places you within easy reach of the town centre, with an excellent range of local amenities including convenience stores and supermarkets such as Co-op, Aldi, Spar, and One Stop. A nearby parade of shops on Quay Road provides everyday essentials, including a fruit and veg shop, butcher, and hairdresser, while a variety of dining options are available locally - from traditional fish and chips to Chinese, Indian, and pizza restaurants. A short distance away, Bridlington's Old Town adds a touch of charm and heritage, with its cobbled streets, the stunning Priory Church, and the Bayle Gate Museum. The area also offers an excellent selection of independent shops, cafés, public houses, and services such as a pharmacy, art gallery, opticians, and florist.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Communal Hall



Entrance Hall



Lounge/Dining Area



Virtually Staged Lounge/Dining Area

Accommodation

COMMUNAL ENTRANCE

The front door to the main building has a convenient telecom entry system and offers access into the main communal hall with a staircase leading to the second floor.

PRIVATE ENTRANCE HALL

11' 9" x 3' 6" (3.60m x 1.07m)

The private entrance hall provides access to all rooms and benefits from a telecom entry system, electric radiator, loft access and a useful built-in storage cupboard.

LOUNGE / DINING AREA

15' 7" x 10' 4" (4.77m x 3.15m)

The spacious lounge/diner benefits from electric storage heating and two ceiling light points, with a window to the front elevation enjoying a pleasant outlook. There is ample space for lounge furniture together with a small dining area, and an open archway leads through to the kitchen.

KITCHEN

9' 5" x 5' 3" (2.89m x 1.62m)

The kitchen is fitted with a range of wall, base and drawer units with work surfaces over and tiled splashbacks. A stainless steel sink and drainer with mixer tap sits beneath a window to the front elevation, with mosaic-effect vinyl flooring underfoot. There is space for a fridge/freezer and washing machine, together with an oven and electric hob, with a fitted extractor fan already in situ.

BEDROOM 1

12' 11" x 10' 3" (3.96m x 3.13m)

The master bedroom benefits from a window to the rear elevation, allowing in natural light, together with an electric radiator.



Kitchen



Virtually Staged Kitchen



Bedroom 1



Virtually Staged Bedroom 1

BEDROOM 2

9' 4" x 6' 10" (2.86m x 2.09m)
The second bedroom also benefits from a window to the rear elevation, electric radiator and useful fitted shelving. Offering flexibility of use, this room would make an ideal second bedroom, home office or hobby room, depending on the new owner's requirements.

BATHROOM

7' 6" x 5' 6" (2.30m x 1.68m)
The bathroom is fitted with a panelled bath with electric shower over and glazed shower screen, complemented by a tiled surround. There is also a wash hand basin, WC, electric radiator and extractor fan, with mosaic-effect vinyl flooring.

HEATING

Electric heating

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

The property benefits from an allocated parking space. Number 9.

TENURE

We understand that the property is leasehold.

104 Years remaining

Service charge - 634.39 x 2 per year
Ground rent - £210 per Year

SERVICES

Water and electric available.



Bedroom 2



Virtually Staged Bedroom 2



Bathroom



Parking Space

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - AWAITED

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

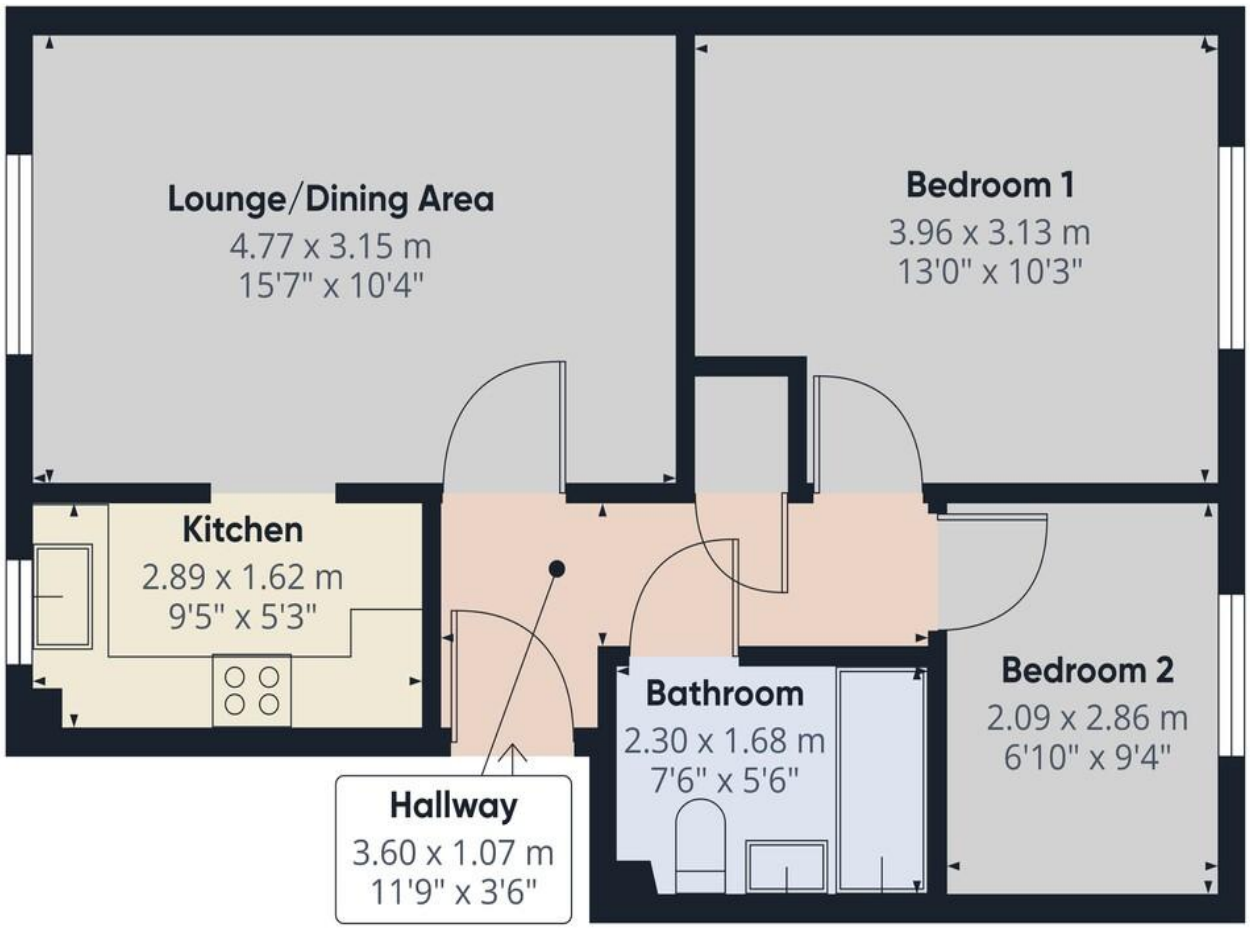
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 46 sq m (499 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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Approximate total area(1)
46.4 m²
500 ft²

(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



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