



Ulllyotts
Estate Agents

**4 Park Avenue
Bridlington
YO15 2HL**

7 flats for sale with tenants in-situ
Investment opportunity
Apartment block

Close to town
Sold with tenants in-situ

**Guide Price:
£450,000**



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PROPERTY PROFESSIONALS SINCE 1891

4 Park Avenue

Bridlington

YO15 2HL



ACCOMMODATION

The property briefly comprises 6 self contained 1 bedroom apartments all with uPVC double glazing and electric heating. Apartment 1 benefits from 2 bedrooms, electric heating , uPVC Double Glazing, enclosed courtyard and parking.

LOCATION

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.

FLAT 1

PORCH

3' 10" x 3' 10" (1.17m x 1.17m)

With uPVC entrance door into double timber doors to:

KITCHEN / DINER

11' 00" x 15' 2" (3.35m x 4.62m)

With a range of fitted floor and wall cupboards, space for fridge freezer, space and plumbing for a washing machine, space for condense dryer, stainless steel sink with mixer tap over, centre island, double electric oven, coved ceiling and uPVC double glazed window to the side elevation.



LOUNGE

11' 8" x 13' 1" (3.56m x 3.99m)

With coving, feature fireplace, TV point and two uPVC double glazed windows to the side elevation.



BEDROOM 1

13' 3" x 8' 5" (4.04m x 2.57m)

With coving, loft hatch and UPVC double glazed window to the side elevation.



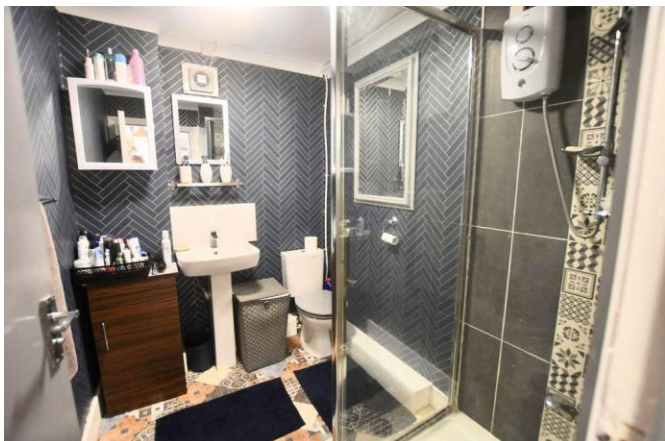
BEDROOM 2

10' 10" x 8' 8" (3.3m x 2.64m)

With coving and uPVC double glazed window to the side elevation.

SHOWER ROOM

Shower cubicle with electric shower, pedestal wash hand basin, low flush WC and extractor fan.



FLAT 2

ENTRANCE HALL

With uPVC double glazed entrance door.

KITCHEN

11' 3" x 5' 8" (3.43m x 1.73m)

With a range of fitted base and wall cupboards with work surfaces over, stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, fridge freezer and oven, electric heater, uPVC double glazed window to the side elevation.

LOUNGE

12' 2" x 11' 3" (3.71m x 3.43m)

With electric heater, electric fire with surround, uPVC bay window to the rear elevation.

SHOWER ROOM

8' 00" x 4' 1" (2.44m x 1.24m)

Shower cubicle with electric shower, pedestal wash hand basin, low flush WC and extractor fan.

BEDROOM

13' 9" x 12' 8" (4.19m x 3.86m)

With electric heater and uPVC double glazed bay window to the front elevation.

FLAT 3

ENTRANCE HALL

7' 4" x 4' 3" (2.24m x 1.3m)

With electric panel heater and doors to:

LOUNGE

12' 3" x 12' 1" (3.73m x 3.68m)

With a door to the courtyard area, feature fire place with electric fire in situ and opening into kitchen.

UTILITY AREA AND LOBBY

11' 6" x 3' 1" (3.51m x 0.94m)

Space and plumbing for a washing machine, space for tumble dryer and under stairs cupboard.

SHOWER ROOM

5' 6" x 5' 3" (1.68m x 1.6m)

Comprising shower cubicle with electric shower over, low level WC, pedestal wash hand basin, extractor fan, wet walling and vinyl flooring.

BEDROOM

14' 8" x 14' 1" (4.47m x 4.29m)

With electric panel heater and square bay window to the front elevation.

FLAT 4

LOUNGE

13' 10" x 12' 9" (4.22m x 3.89m)

With electric heater and uPVC double glazed bay window to the front elevation.

KITCHEN

10' 5" x 5' 7" (3.18m x 1.7m)

With a range of fitted base and wall cupboards with work surfaces over, stainless steel sink and drainer with mixer tap, space for fridge freezer and oven.

SHOWER ROOM

8' 00" x 4' 00" (2.44m x 1.22m)

Shower cubicle with electric shower, pedestal wash hand basin, low flush WC and extractor fan.

BEDROOM

14' 7" x 12' 4" (4.44m x 3.76m)

With window to the rear elevation and electric heater.

FLAT 5

LIVING / KITCHEN AREA

14' 9" x 17' 7" (4.5m x 5.36m)

With a range of fitted base and wall cupboards with work surfaces over, stainless steel sink and drainer with mixer tap over, space for fridge freezer and oven, electric heater and UPVC double glazed window to the front aspect.

BEDROOM

12' 00" x 12' 00" (3.66m x 3.66m)

UTILITY ROOM

Space and plumbing for a washing machine and space for tumble dryer.

SHOWER ROOM

5' 6" x 8' 7" (1.68m x 2.62m)

Shower cubicle with electric shower, pedestal wash hand basin, low flush WC and extractor fan.

FLAT 6

ENTRANCE HALL

Entrance hall with door to inner lobby. Doors to:

LOUNGE / DINER

14' 6" x 12' 5" (4.42m x 3.78m)

Window to the front elevation, electric heater.

Kitchen area fitted with wall and base units and work surface over, stainless steel sink and drainer.

Space for washing machine, fridge and oven, extractor hood over.



BEDROOM

12' 00" x 11' 7" (3.66m x 3.53m)

Window to the rear elevation, electric heater. Door to:



SHOWER ROOM

7' 3" x 3' 8" (2.21m x 1.12m)

Shower cubicle with electric shower, wash hand basin, low level WC. Lino flooring.



FLAT 7

ENTRANCE HALL

KITCHEN

14' 6" x 12' 9" (4.42m x 3.89m)

With a range of fitted base and wall cupboards with work surfaces over, stainless steel sink and drainer with mixer tap over, space for fridge freezer and oven, electric heater, UPVC double glazed window to the front elevation.



BEDROOM

11' 6" x 11' 1" (3.51m x 3.38m)

With electric heater and uPVC double glazed window to the rear elevation.



UTILITY ROOM

Space and plumbing for a washing machine.

SHOWER ROOM

8' 7" x 5' 10" (2.62m x 1.78m)

Shower cubicle with electric shower, pedestal wash hand basin, low flush WC, extractor fan and Velux style window.



OUTSIDE

Private yard and parking on a first come first served basis.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services connected or available. Mains fire alarm system also installed at the property.

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.

COUNCIL TAX BAND

Flat 1 - Band A
Flat 2 - Band A
Flat 3 - Band A
Flat 4 - Band A
Flat 5 - Band A
Flat 6 - Band A
Flat 7 - Band A

ENERGY PERFORMANCE CERTIFICATE

Flat 1 - D
Flat 2 - C
Flat 3 - C
Flat 4 - C
Flat 5 - C
Flat 6 - C
Flat 7 - C

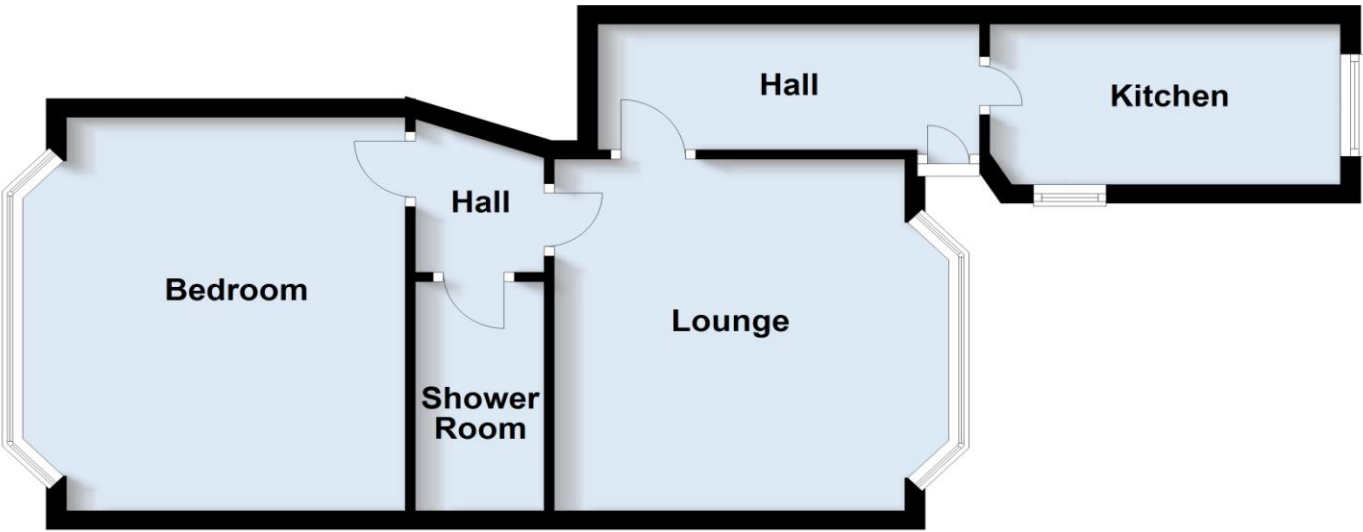
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.

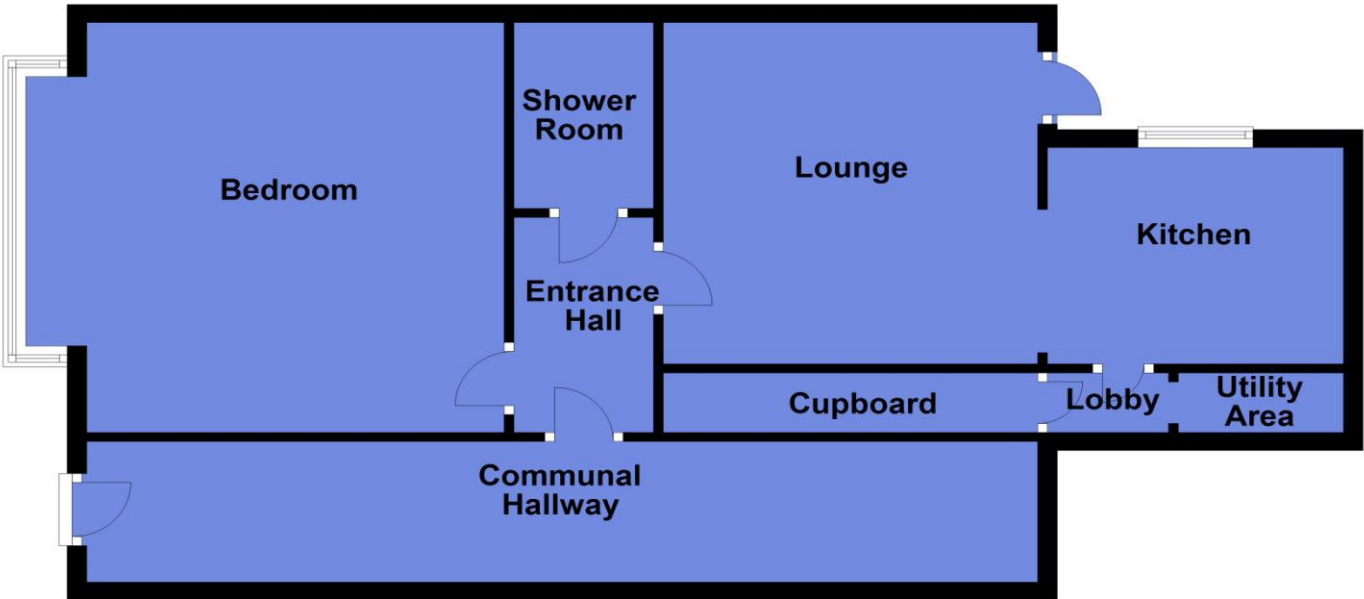
Flat 2

Ground Floor



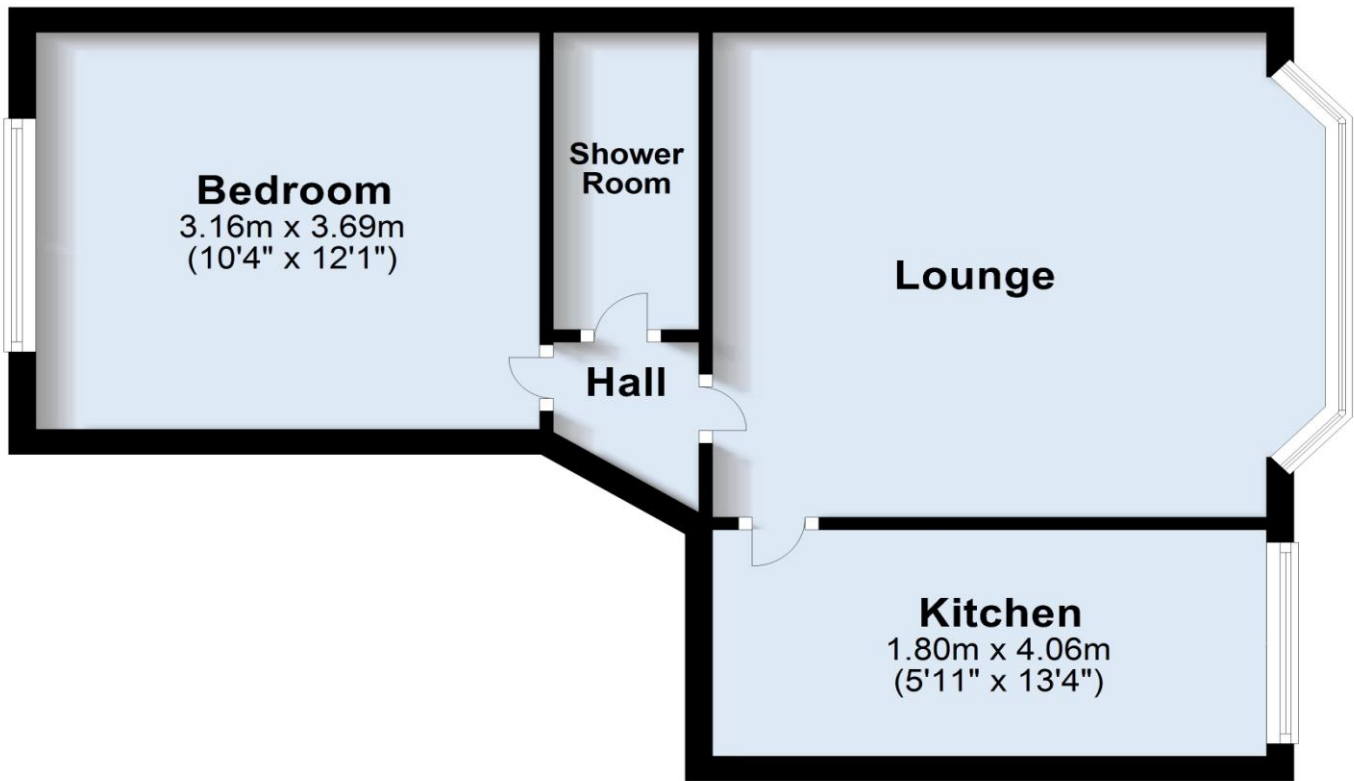
Flat 3

Ground Floor



Flat 4

First Floor



Flat 6

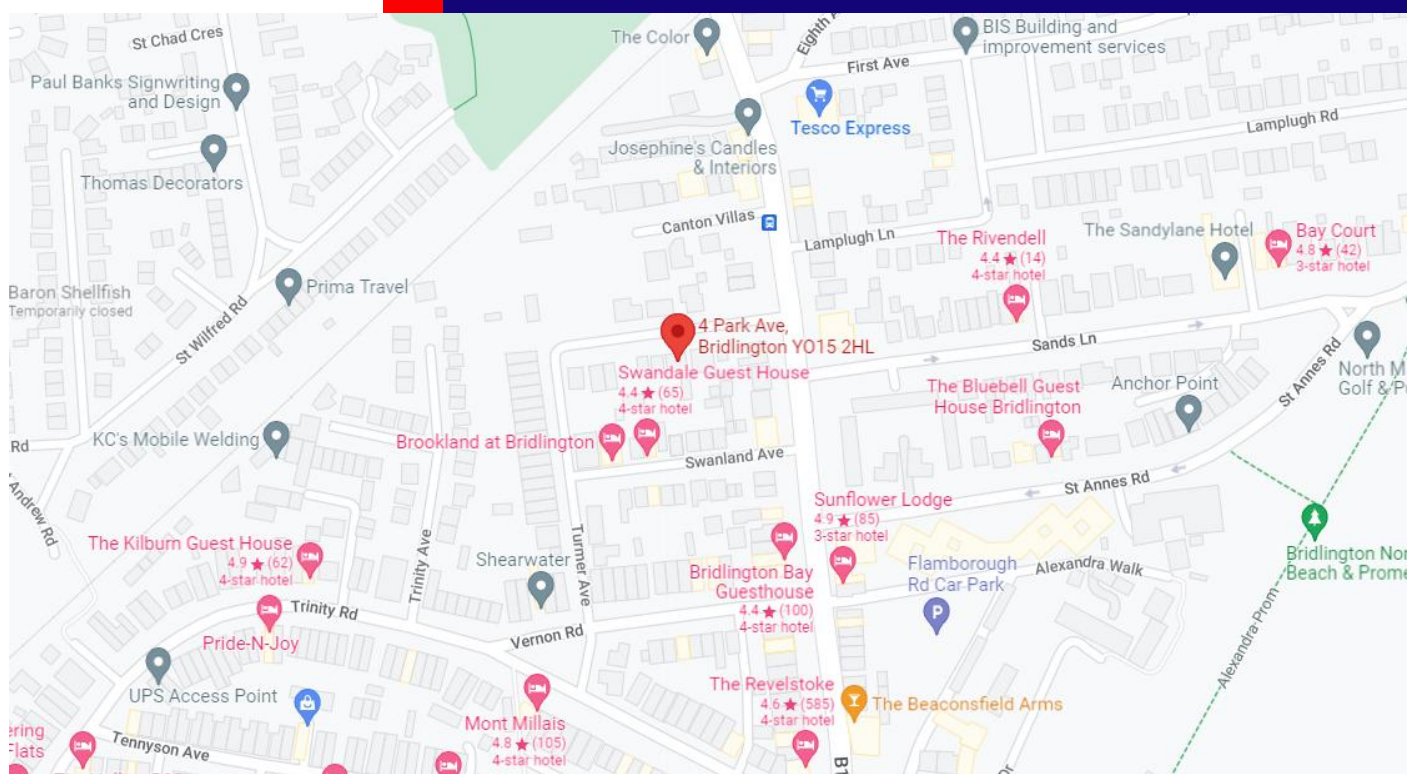
Second Floor



Flat 7

Second Floor





■ **Ulllyotts** ■

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