



Flat 1, 31 St Annes Road  
Bridlington

YO15 2JB

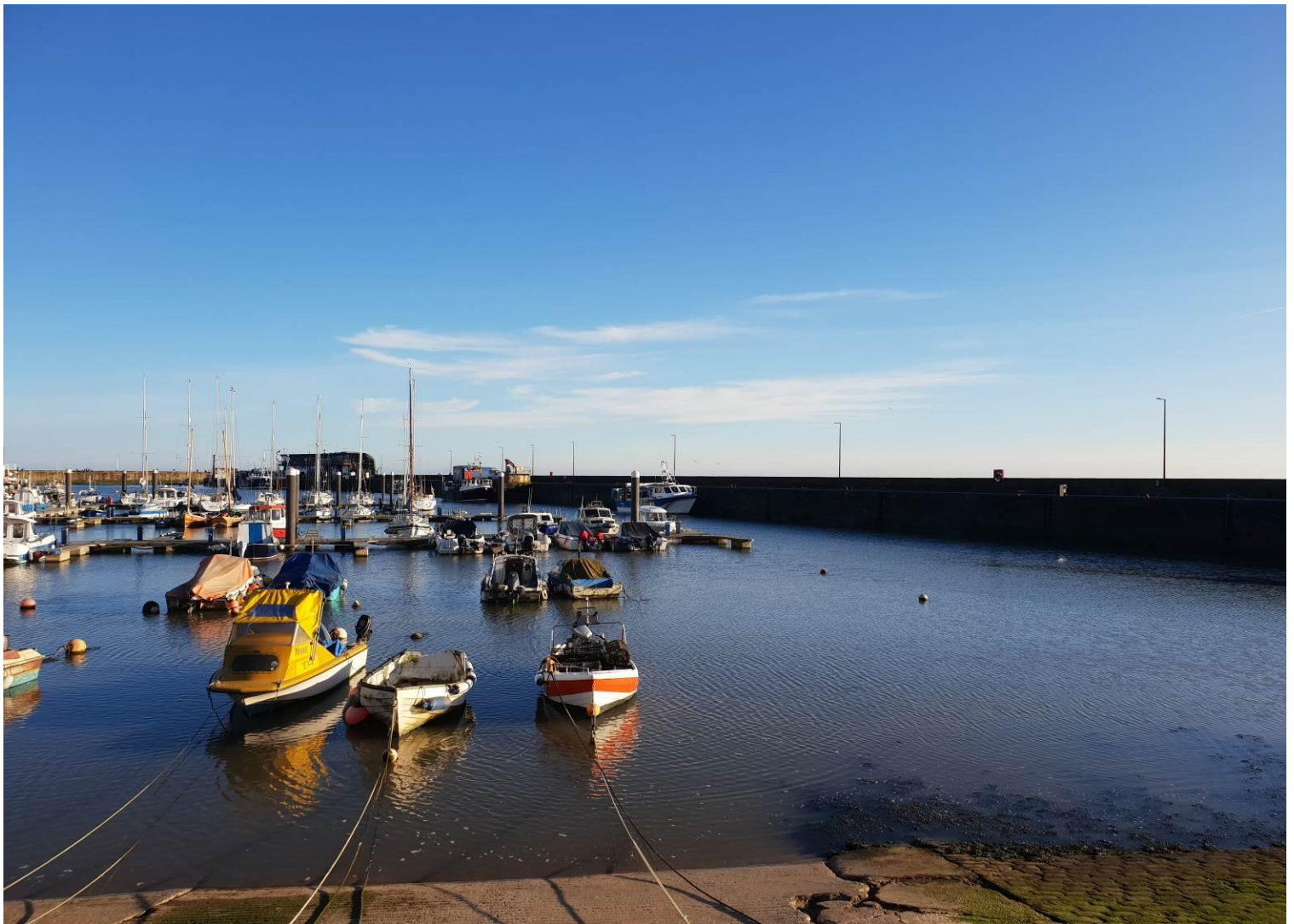
ASKING PRICE OF

**£95,000**

**1 Bedroom Ground Floor Flat**

Est. 1891  
**Ulllyotts**  
Estate Agents

01262 401401



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Off Road  
Parking



Gas Central Heating

## Flat 1, 31 St Annes Road, Bridlington, YO15 2JB

This recently re-decorated upper ground-floor apartment offers an inviting open-plan lounge and kitchen, recently fitted with new vinyl flooring and newly carpeted featuring a charming bay window with sea views reaching up to Flamborough Head. Period details such as deep skirting boards and coving add character, while the property also includes a comfortable bedroom, modern shower room and an allocated parking space. Offered with no onward chain, it provides an appealing and convenient coastal home.

St Annes Road in Bridlington is situated just north of the town centre between Flamborough Road and the North Beach and is a highly sought-after residential location with excellent amenities and schools. Within immediate walking distance of the stunning North Side beach and promenade, the area

offers easy access to coastal walks. Many properties benefit from sea views and a view of the sea is never far away. Nearby on Flamborough Road, residents can enjoy a Tesco Express, fast-food outlets, fish and chip shop, an international delicatessen, bakery, hairdresser and Seabirds public house.

Bridlington is a popular East Yorkshire coastal town known for its sandy beaches, bustling harbour, and traditional seaside charm. Offering a mix of vibrant seafront attractions, independent shops and scenic coastal walks, the town blends holiday atmosphere with a welcoming community feel. With its historic Old Town, lively promenade and easy access to the stunning cliffs of Flamborough Head, Bridlington appeals to residents and visitors alike.



Lounge



Virtually Staged - Lounge



Kitchen



Virtually Staged Kitchen

## Accommodation

### COMMUNAL ENTRANCE

Steps lead up to the main communal entrance door, which features a telecom entry system and opens into the shared hallway, providing access to Flat One.

### LOUNGE/KITCHEN

20' 2" x 12' 7" (6.15m x 3.86m)

The entrance door opens into a light and airy open-plan lounge and kitchen. The lounge area benefits from a recently refitted carpet and a beautiful bay window to the front elevation, offering stunning sea views and views up to Flamborough Head. Period features such as deep skirting boards and coving add character and a radiator provides warmth.

The lounge flows seamlessly into the newly refitted kitchen, which is fitted with a range of grey wall, base and drawer units topped with a worktop over and matching splashback. Additional features include tile-effect vinyl flooring, a stainless steel sink

and drainer with mixer tap, an electric oven and hob with stainless steel splashback, and a door leading through to the inner hall.

### INNER HALL

4' 6" x 4' 0" (1.38m x 1.22m)

The inner hall provides access to the bedroom and the shower room, and also features sliding doors that open to a useful storage cupboard.

### BEDROOM

10' 9" x 8' 5" (3.29m x 2.59m)

The bedroom benefits from a rear-facing window, a recently refitted carpet, a radiator and a convenient built-in storage cupboard.



Lounge/Kitchen



Virtually Staged Lounge/Kitchen



Bedroom



Virtually Staged - Bedroom

### **SHOWER ROOM**

6' 3" x 5' 6" (1.92m x 1.70m)

The shower room features tiled walls and tile-effect vinyl flooring, a corner shower unit with sliding doors and a thermostatic shower, a corner wash hand basin, a WC and a radiator. A rear-facing window provides natural light and a useful storage cupboard housing the gas central heating boiler.

### **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.

### **PARKING**

An allocated parking space to the front of the property (the middle space)

### **OUTSIDE**

To the front is a communal area offering a storage area for bins.

### **TENURE**

Leasehold with 100 years from 1987

### **SERVICES**

All mains services are available at the property.



Shower Room



Virtually Staged – Shower Room



Sea View From Bay Window



Parking Area

**COUNCIL TAX BAND- A**

**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.

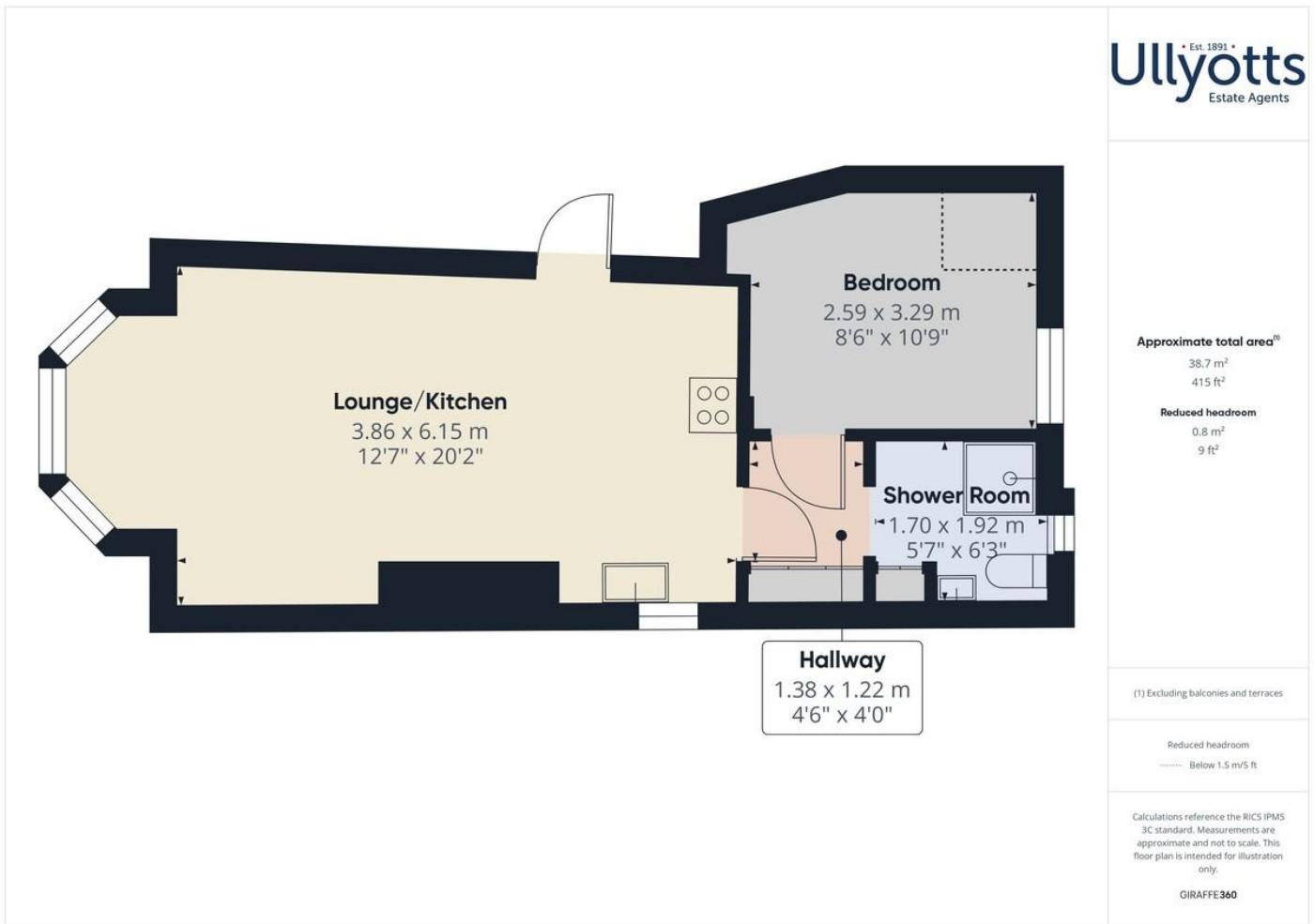
Floor plans are for illustrative purposes only.

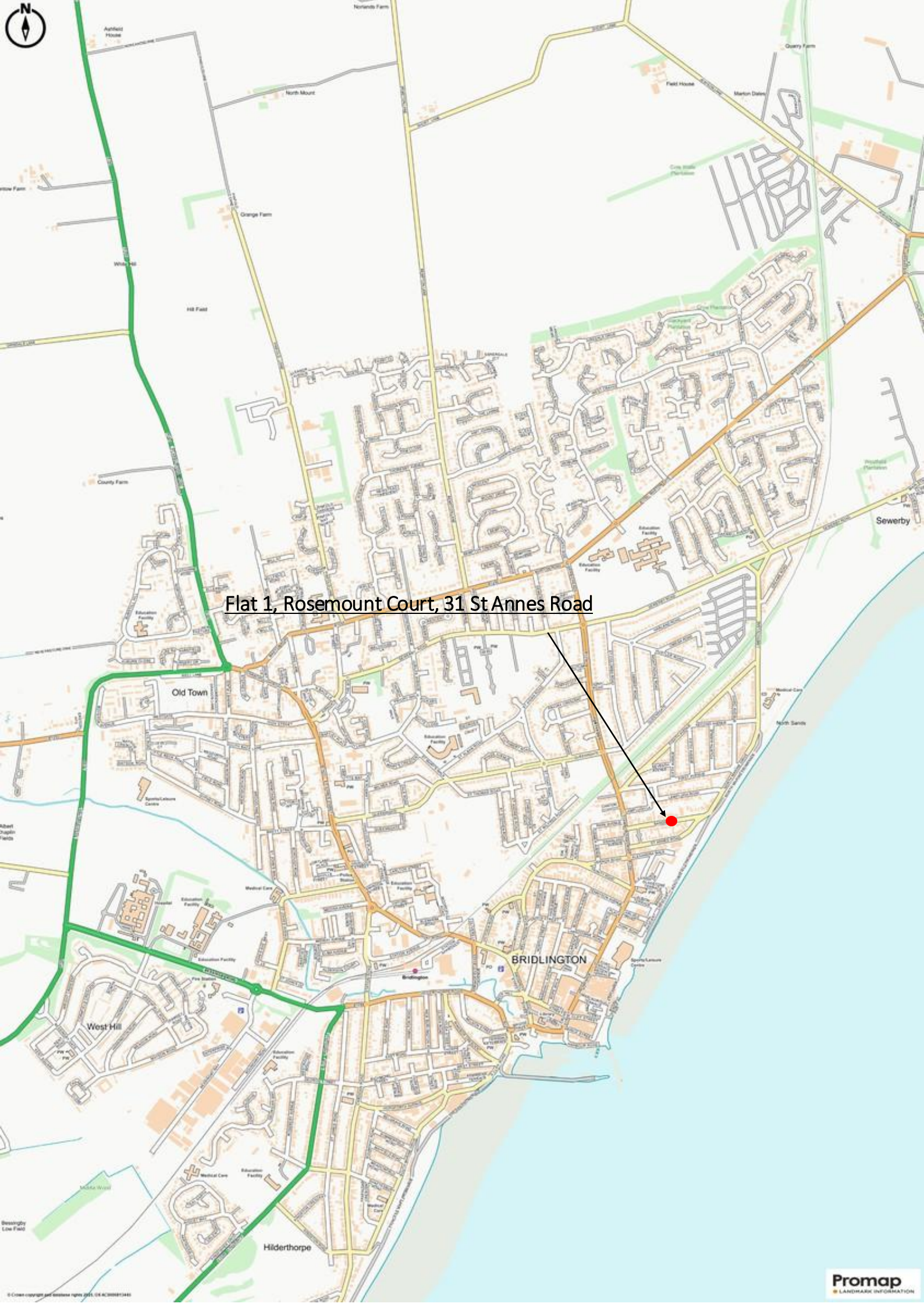
**VIEWING**

Strictly by appointment with Ulllyotts 01262 401401  
Option 1

Regulated by RICS

The digitally calculated floor area is 26 sq m (280 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Flat 1, Rosemount Court, 31 St Annes Road



▪ Est. 1891 ▪  
**Ulllyotts**  
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