



Flat 1, Flat 2, Flat 3
28 Wellington Road
Bridlington
YO15 2BG

GUIDE PRICE

£220,000

6 Bedroom Three Flats

■ **Ulllyotts** ■
EST 1891

01262 401401



Flat 1 - Lounge



Garage, Off
Road



Gas Central Heating

Flat 1, Flat 2, Flat 3 28 Wellington Road, Bridlington, YO15 2BG

This is an excellent opportunity for an investor, the freehold is to be sold as a whole, there are three flats in total which are been sold with rental incomes of £500 pcm, £525 pcm and £495 pcm – TO BE SOLD WITH TENANTS IN SITU.

The property is very handily located for the town centre and all local shops and facilities are within immediate walking distance, as is the north side seafront, harbour and railway station.

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 - Bedroom 2



Flat 1 - Bedroom 2



Flat 1 - Hallway



Flat 1 - Bedroom 1

Accommodation

COMMUNAL ENTRANCE

FLAT 1

This spacious ground floor apartment with garden, garage and parking, offers a two bedroomed layout with gas central heating and uPVC double glazing.

PRIVATE ENTRANCE HALL

20' 7" x 6' 1" (6.27m x 1.85m)

With door to Flat 1 and stairs to all levels.

LOUNGE

17' 2" x 16' 00" (5.23m x 4.88m)

With bay window to front elevation, feature fire place with ornate surround, marble inset, hearth, TV point and four radiators.

BEDROOM 1

12' 10" x 11' 11" (3.91m x 3.63m)

With window to rear elevation and radiator.

BEDROOM 2

12' 10" x 11' 11" (3.91m x 3.63m)

With bay window to side elevation and radiator.

KITCHEN

9' 00" x 8' 5" (2.74m x 2.57m)

With a modern range of wall, base and drawer units, worktop over, electric oven, gas hob, extractor, stainless steel sink unit, laminate flooring, window to side elevation and side entrance door.

SHOWER ROOM

12' 3" x 8' 1" (3.73m x 2.46m)

In an 'L' shape, comprising vanity wash hand basin, low level WC, shower cubicle, vinyl flooring, radiator, tiled walls, ceiling spotlighting and two windows to the side elevation.

OUTSIDE - FLAT 1

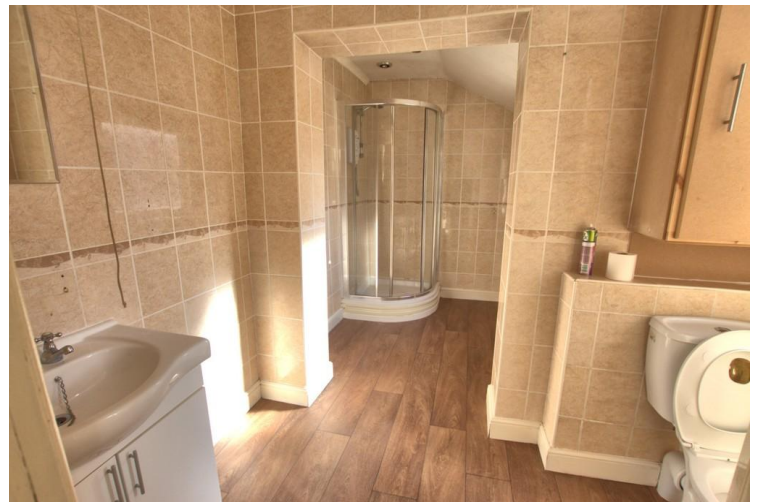
The property has parking for one vehicle in front of the building, a side access leads to the rear where there is a garage and a garden area with lawn, patio, bin area and outside tap.

FLAT 1 PAYMENTS

The tenant in Flat 1 currently pays £500.00 per calendar month.



Flat 1 - Kitchen



Flat 1 - Shower Room



Rear Yard



Flat 3 - Lounge

FLAT 1 - ENERGY PERFORMANCE CERTIFICATE

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.

FLAT 2

A well presented, first floor flat with a two bed roomed layout with a modern kitchen, gas central heating and off road parking.

PRIVATE ENTRANCE HALL

13' 2" x 5' 10" (4.01m x 1.78m)

With radiator.

LOUNGE

17' 2" x 15' 00" (5.23m x 4.57m)

With bay window to front elevation, feature fire place and electric fire, TV point and radiator.

KITCHEN

11' 3" x 7' 8" (3.43m x 2.34m)

With a modern range of wall, base and drawer units, worktop over, tiled splashbacks, 1.5 bowl stainless steel

sink unit and space for washing machine. Ceiling spotlighting, radiator, wall mounted gas central heating boiler and window to rear elevation.

BEDROOM 1

12' 7" x 8' 8" (3.84m x 2.64m)

With window to side elevation and radiator.

BEDROOM 2

10' 7" x 8' 10" (3.23m x 2.69m)

With window to front elevation, storage cupboard / wardrobe and radiator.

BATHROOM

7' 7" x 4' 10" (2.31m x 1.47m)

With shower cubicle, pedestal wash hand basin, low level WC, vinyl flooring and part tiled walls.

OUTSIDE - FLAT 2

There is parking for two vehicles at the front of the property - one for Flat 2 and one for Flat 3.

FLAT 2 PAYMENTS

The tenant in Flat 2 currently pays £495.00 per calendar month.



Flat 3 - Kitchen

FLAT 2 - ENERGY PERFORMANCE CERTIFICATE

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.

FLAT 3

A well presented, second floor flat which is close to all amenities, the town centre and seafront. The property has a two bedroomed layout with a modern kitchen, electric heating and on street parking with permits available from the East Riding of Yorkshire Council.

PRIVATE ENTRANCE HALL

16' 11" x 6' 11" (5.16m x 2.11m)

With doors to and loft access.

LOUNGE

14' 00" x 13' 8" (4.27m x 4.17m)

With electric storage heater, feature fire place with hearth and inset and window to front elevation.

KITCHEN

11' 3" x 10' 00" (3.43m x 3.05m)

With wall and base units, electric cooker, stainless steel sink unit, vinyl flooring, worktop over, window to side

elevation and velux window to the rear.

INNER HALLWAY

With electric storage heater.

BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m)

With WC, pedestal wash hand basin, panel bath, velux window to rear and laminate flooring.

BEDROOM 1

12' 11" x 8' 6" (3.94m x 2.59m)

With bay window to side elevation, window seat and electric storage heater.

BEDROOM 2

10' 2" x 6' 10" (3.1m x 2.08m)

With window to front elevation and electric storage heater.

OUTSIDE - FLAT 3

There is parking for two vehicles at the front of the property - one for Flat 2 and one for Flat 3.



Flat 3 - Lounge

FLAT 3 PAYMENTS

The tenant in Flat 3 currently pays £435.00 per calendar month.

FLAT 3 - ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E. 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.

SERVICES

All mains services connected.

TENURE

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

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that all three flats are banded in council tax band A.

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.

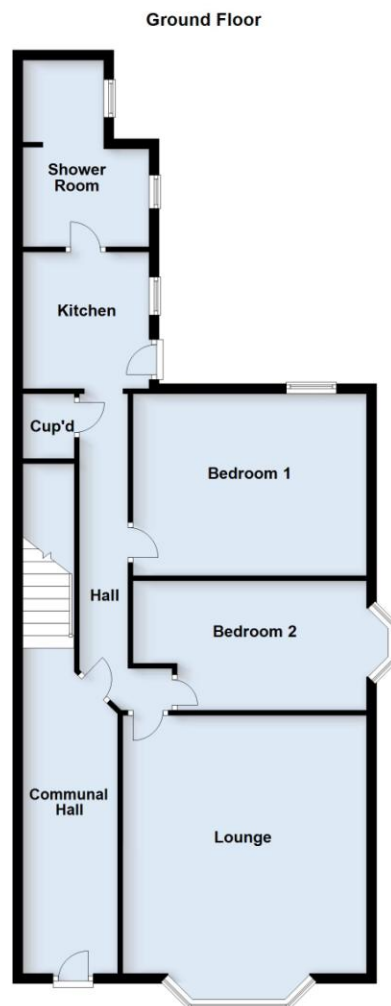
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts.

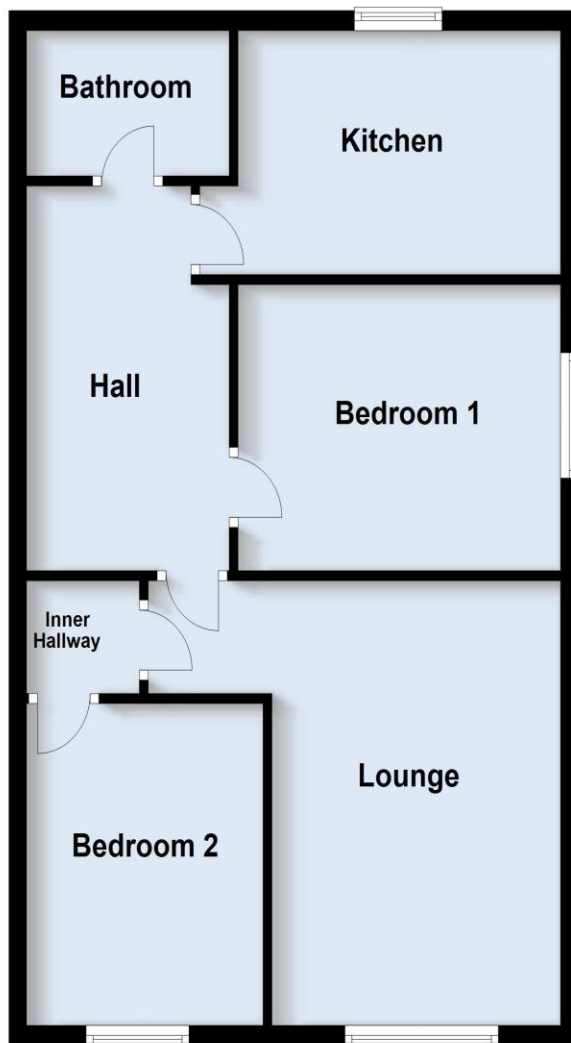
Regulated by RICS.

The stated EPC floor area for Flat 1, (which may exclude conservatories),
is approximately 75 sq m



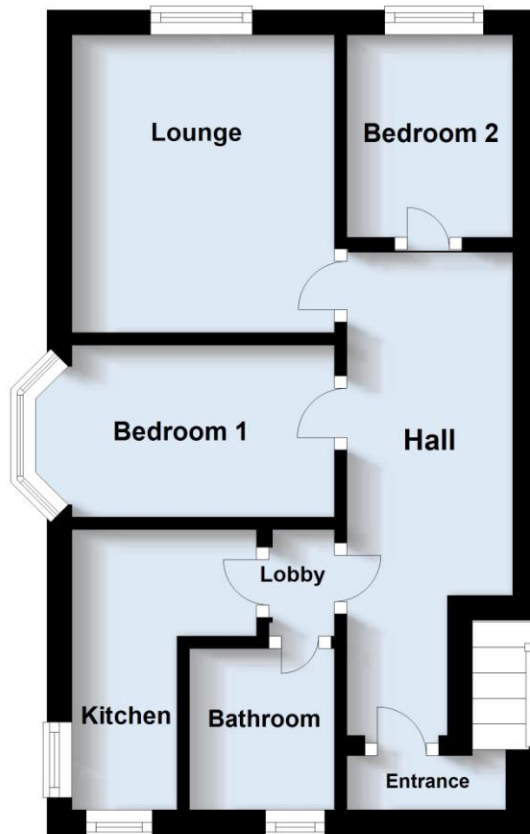
The stated EPC floor area for Flat 2, (which may exclude conservatories),
is approximately 58 sq m

First Floor

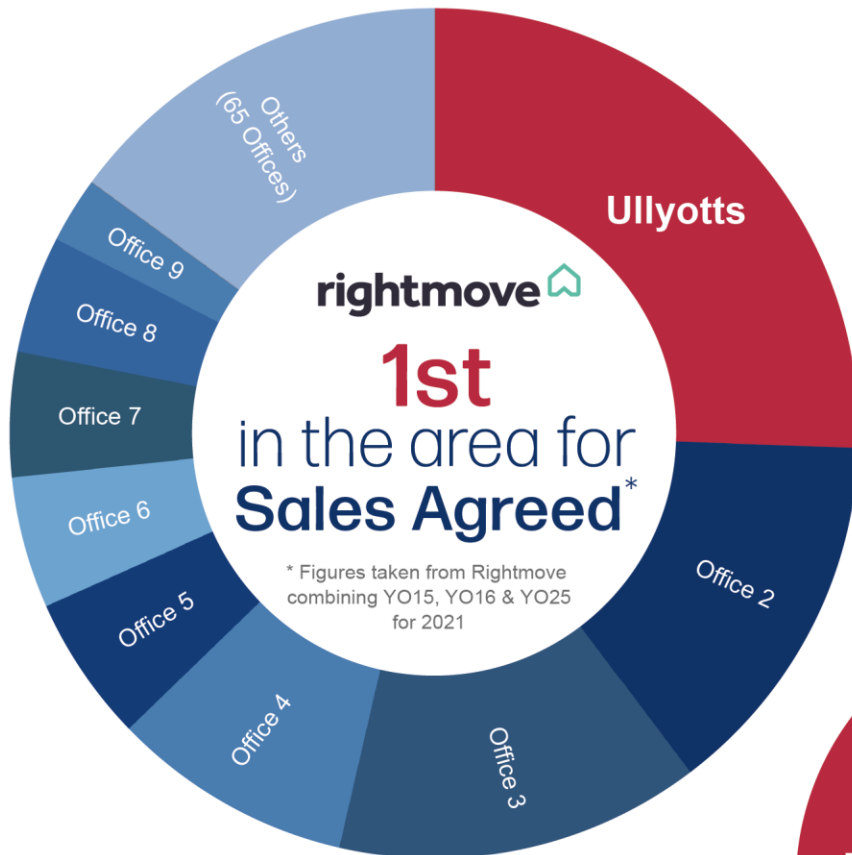


The stated EPC floor area for Flat 3, (which may exclude conservatories),
is approximately 62 sq m

Second Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

Ulyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulyotts were great to deal with during our recent house purchase. A very professional team.

Bridlington Team



Driffield Team



■ Ulllyotts ■

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