



Flat 1, 81 Quay Road  
Bridlington  
YO16 4EL

ASKING PRICE OF

**£70,000**

**1 Bedroom 2nd Floor Apartment**

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01262 401401



View of Flat

 1  0  1  On Road Parking  Gas Central Heating

### Flat 1, 81 Quay Road, Bridlington, YO16 4EL

An excellent opportunity to acquire a residential investment property, currently let an assured periodic tenancy achieving a rental of £5,280.00 per annum. The property comprises a self-contained apartment which includes lounge, separate kitchen, bedroom and bathroom benefiting from low maintenance electric storage heaters, the property forms part of a well-managed building.

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.

#### BRIDLINGTON

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





Views of Bridlington



Places to Visit



Views of Priory Church



Views to Beach

## Accommodation

### GROUND FLOOR

Communal entrance with stairs to all levels.

### PRIVATE HALLWAY

### LOUNGE

10' 9" x 8' 11" (3.28m x 2.74m)

With fitted fireplace and archway through to the kitchen.

### KITCHEN

11' 6" x 8' 2" (3.51m x 2.51m)

With modern range of kitchen units incorporating worktops, base and drawer units, stainless steel sink and integrated washing machine, cooker and hob.

### BEDROOM

With electric storage heater.

### BATHROOM

With modern white suite incorporating panel bath,

pedestal wash basin and low level WC. Tiled splashbacks.

### OUTSIDE

The property benefits from a secure enclosed bin storage area to the rear and small gated front forecourt leading to the main door.

### CENTRAL HEATING

The property benefits from electric storage heaters throughout.

### TENURE

We understand that the property is leasehold. We await further details from the seller in regard to this.

### COUNCIL TAX BAND

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



View from Promenade



Bridlington Marina

## EPC

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.

## SERVICES

Mains water, electricity and drainage services are available at the property.

## NOTES

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



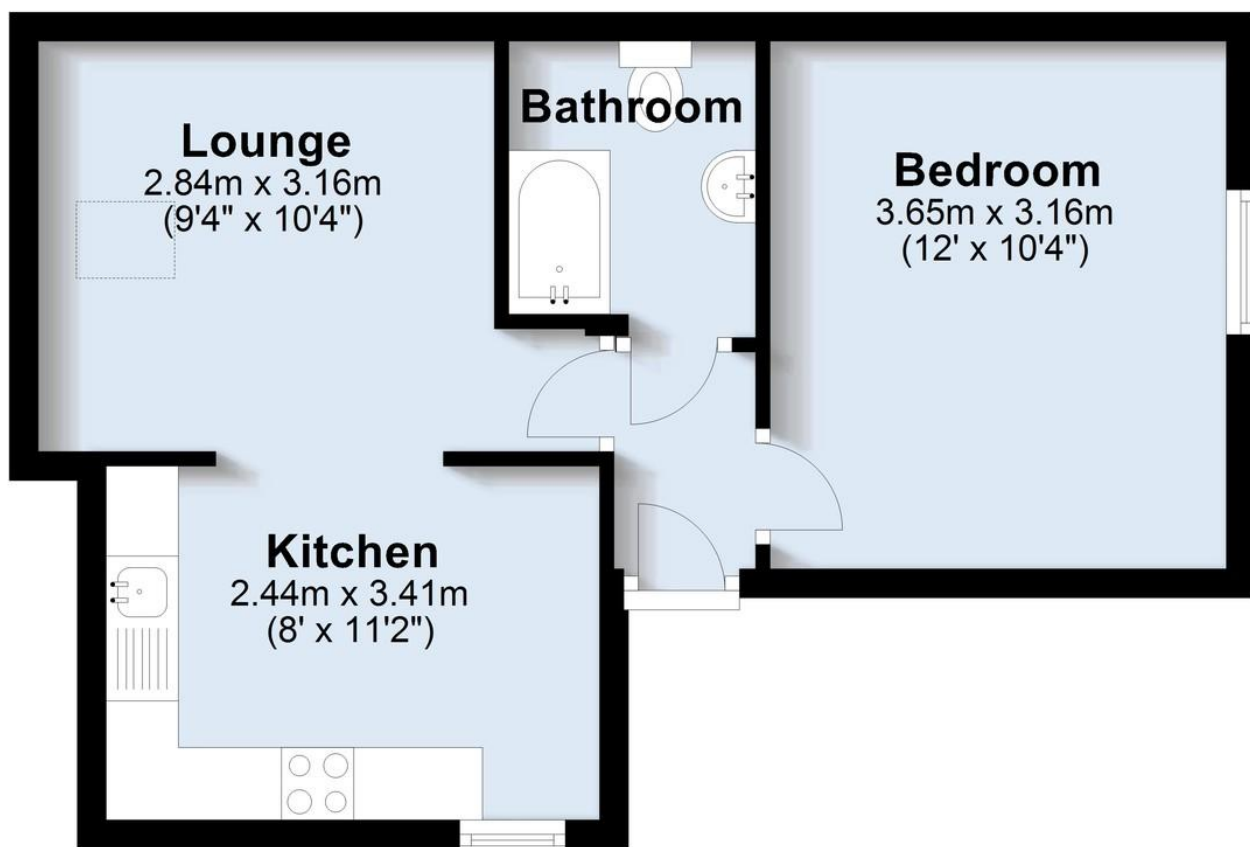


Flat 1, 81 Quay Road



The digitally calculated floor area is 4 sq m (42 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

## Ground Floor





# Testimonials

*“ Ulllyotts 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. Ulllyotts 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 Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*

▪ Est. 1891 ▪  
**Ulllyotts**  
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