



2 Cloisters Mews
Bridlington

YO16 4PJ

GUIDE PRICE

£89,950

2 Bedroom Second Floor Apartment



Lounge

 2
  1
  1
  Allocated Parking
  Electric Storage Heating

2 Cloisters Mews, Bridlington, YO16 4PJ

A second-floor apartment in a purpose-built block within the Old Town, offered with no onward chain. The property features a spacious open plan lounge, dining and kitchen area with dual aspect south and east facing windows and two Juliette balconies, together with two bedrooms, a family bathroom and an allocated parking space.

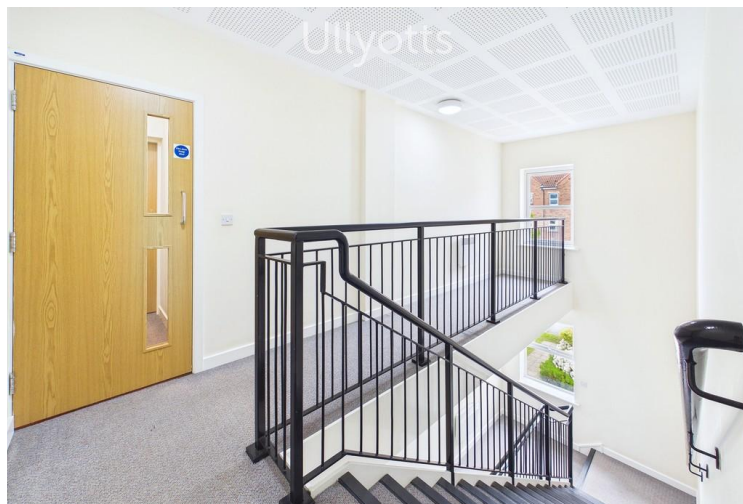
Cloisters Mews situated within Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque, cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and

scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions. Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Communal Entrance



Communal Entrance



Open Plan Lounge/Kitchen



Open Plan Lounge/Kitchen

Accommodation

COMMUNAL ENTRANCE

Entrance to Block Two is via a communal entrance door with telecom entry system, with a cupboard housing the electric meters and stairs rising to the second floor.

ENTRANCE HALL

22' 8" x 3' 5" (6.93m x 1.06m)

Entrance to the apartment is via a door from the second floor landing into the hallway, with telecom entry phone, electric wall heater, storage cupboard housing the hot water tank, loft access and doors leading to all rooms.

OPEN PLAN LOUNGE/KITCHEN

17' 7" x 17' 5" (5.36m x 5.33m)

The open plan lounge, dining and kitchen area is a generous light and airy space with dual aspect south and east facing windows and two Juliette balconies allowing plenty of natural light.

The lounge area is carpeted and features two electric wall heaters together with a wall mounted electric fire as a focal point, with ample space for a dining table and chairs.

The kitchen benefits from tile effect vinyl flooring and is fitted with a range of gloss wall, base and drawer units with work surfaces over and red tiled splashbacks. Integrated appliances include an electric oven, hob and extractor hood, together with a 1½ stainless steel sink and drainer with mixer tap over. There is also space for a washing machine and fridge freezer.

BEDROOM 1

18' 2" x 9' 6" (5.54m x 2.92m)

The master bedroom is a spacious room with a window to the front elevation and an electric wall heater.

BEDROOM 2

18' 3" x 8' 3" (5.58m x 2.54m)

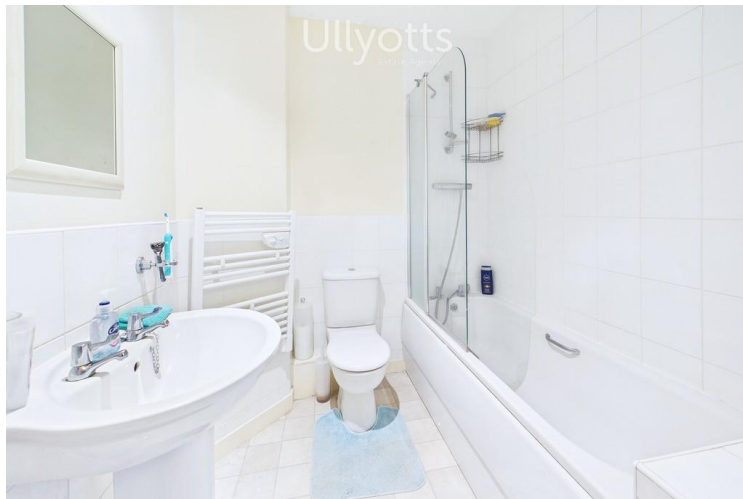
The second bedroom is also a good size and benefits from a window to the side aspect and an electric wall heater.



Kitchen Area



Bedroom 1



Bathroom

BATHROOM

6' 2" x 6' 2" (1.90m x 1.88m)

The bathroom is fitted with a panelled bath with glazed screen and thermostatic shower over, wash hand basin and WC, together with inset spotlighting, heated towel rail, vinyl flooring and partially tiled walls.

CENTRAL HEATING

Electric Heating Throughout

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

Parking space 44 is allocated to this particular apartment.

TENURE

The property is leasehold - 125 years from 1st January 2009. The maintenance fees are currently £116 per month and £300 per annum is payable for ground rent.

SERVICES

Water Drainage and Electric are connected. No Gas to the property



Parking

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 Ulllyotts 01262 401401 - Option 1.

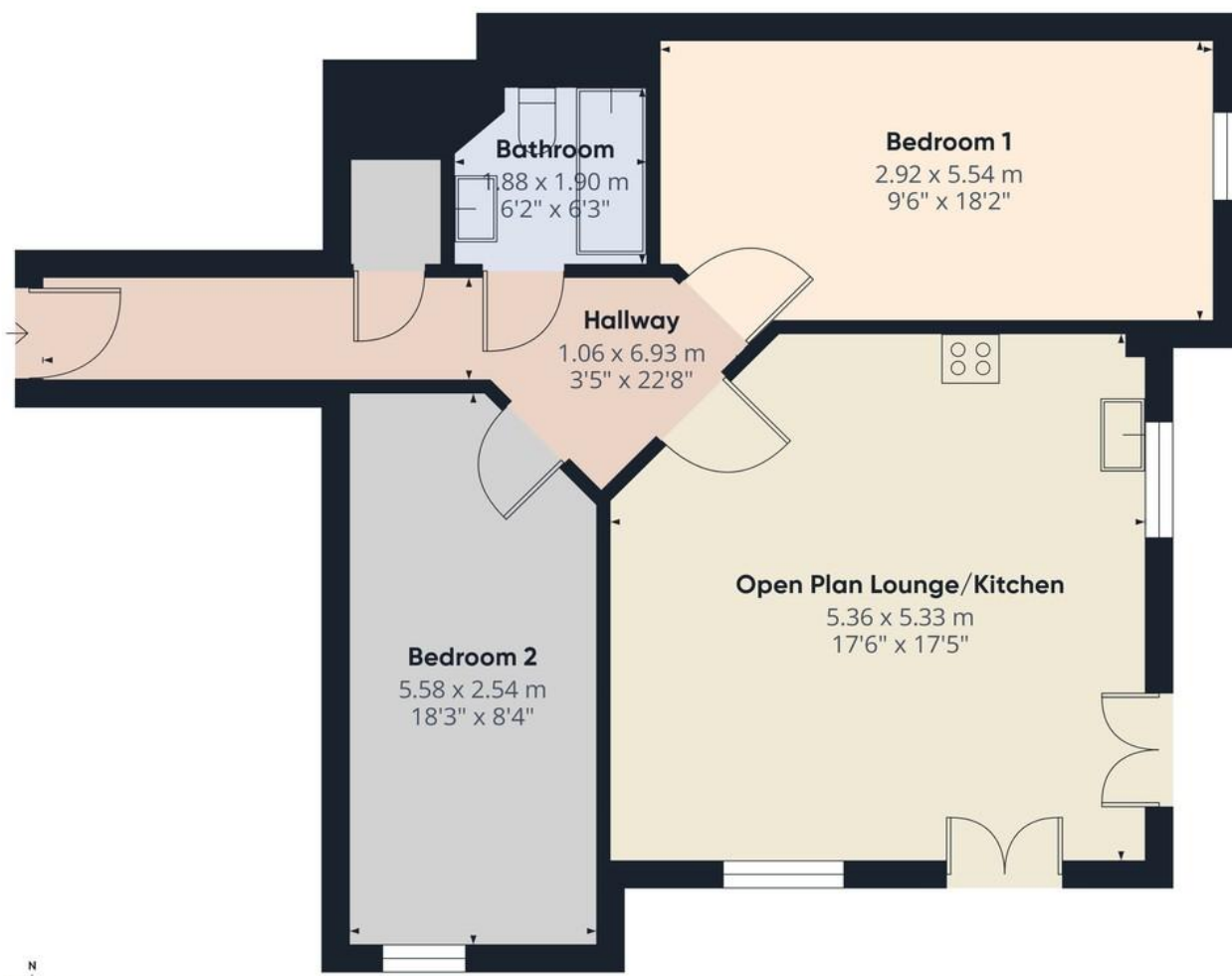
Regulated by RICS



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The digitally calculated floor area is (69.8 m²). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area⁽¹⁾
69.8 m²
751 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



Flat 2, 12 Cloisters Mews



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