



80 Darwin Road  
Bridlington

YO16 6FZ

GUIDE PRICE

£99,950

2 Bedroom Ground Floor Apartment



Virtually Staged Lounge



2



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 80 Darwin Road, Bridlington, YO16 6FZ

Situated in a popular residential location, this ground floor apartment offers an excellent opportunity for first-time buyers, retirees, downsizers or investors alike. The current owners have extended the lease, and the property is offered with no onward chain. Internally, the accommodation comprises a comfortable lounge, fitted kitchen, two bedrooms and a modern shower room. Outside, a private patio provides space for seating for two and opens onto well-maintained communal gardens, while the added benefit of a garage enhances both convenience and appeal.

The Darwin Road area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities. Nearby, there is a walkway that leads to the Co-Op Supermarket, north library and Friendly Forester public house and eatery along with

the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees.

Bridlington is a charming seaside town on the East Yorkshire coast, perfect for family living. It offers a great blend of coastal beauty and everyday convenience, with sandy beaches, a picturesque harbour and a vibrant promenade and sea front. The town offers a range of schools, shops, leisure facilities and parks, along with excellent transport links to nearby towns and cities. With a strong sense of community and plenty of outdoor activities, Bridlington is an ideal location for families seeking a balanced and enjoyable lifestyle.



Entrance Porch



Entrance Hall



Lounge



Virtually Staged Lounge

## Accommodation

### ENTRANCE HALL

14' 11" x 3' 11" (4.56m x 1.20m)

The property is entered via double uPVC doors leading into a small entrance porch, complete with lighting and wood-effect vinyl flooring. A glazed internal door opens into the main entrance hall, which features a radiator and two useful storage cupboards, one housing the hot water tank. From here, doors provide access to all rooms, creating a practical and well-laid-out flow throughout the apartment.

### LOUNGE

13' 11" x 11' 1" (4.25m x 3.39m)

The lounge is a bright and inviting space, featuring a large west-facing window that overlooks the communal gardens and fills the room with natural afternoon light. Decorative covings adds a touch of character, while a wall-mounted electric fire creates an attractive focal point. A sliding door provides convenient access through to the kitchen.

### KITCHEN

8' 6" x 8' 5" (2.61m x 2.57m)

The kitchen is fitted with a range of wall, base and drawer units complemented by a wood-effect worktop and tiled splashbacks with vinyl flooring. Integrated appliances include an electric oven, hob and fitted extractor fan, alongside the housed gas central heating boiler (which has 2 years warranty remaining). There is space for a washing machine and fridge freezer. A stainless steel sink and drainer with mixer tap is positioned beneath a window to the rear elevation and a radiator completes the space.

### BEDROOM 1

10' 5" x 9' 10" (3.19m x 3.01m)

The first bedroom benefits from a window to the front elevation, a radiator and a convenient storage cupboard.



Kitchen



Virtually Staged Kitchen



Bedroom 1



Virtually Staged Bedroom 1

## BEDROOM 2

10' 5" x 8' 4" (3.18m x 2.56m)

The second bedroom benefits from a window to the side elevation, a radiator and a storage cupboard.

## SHOWER ROOM

6' 6" x 5' 5" (1.99m x 1.66m)

The shower room benefits from a window to the rear, providing natural light and ventilation. The space features tiled walls and wood-effect vinyl flooring, along with a wash hand basin and a corner shower cubicle with sliding doors and an electric shower over. A radiator completes the room, ensuring comfort and practicality.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

UPVC double glazing throughout.

## OUTSIDE

A pathway leads through the well-maintained communal gardens to the main entrance of the property. To the front, a charming strip of patio provides just enough space for two chairs, perfect for enjoying an afternoon coffee or relaxing in the sunshine. A further pathway leads to a locked gateway, giving secure access to the parking area and garage block, combining convenience with privacy.

## GARAGE

The garage is practical and secure, featuring a convenient up-and-over door for easy vehicle access and storage.



Bedroom 2



Virtually Staged Bedroom 2



Shower Room



Garage

## TENURE

We understand that the property is leasehold.  
The vendors have extended their lease. Now has 171 years remaining.

There are no charges for ground rent.

Service charge of £690 per annum.

Due 1st June.

Covers Buildings Insurance, Communal Gardens, Roof, Pathways etc.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - A

## ENERGY PERFORMANCE CERTIFICATE - RATED C

## 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.

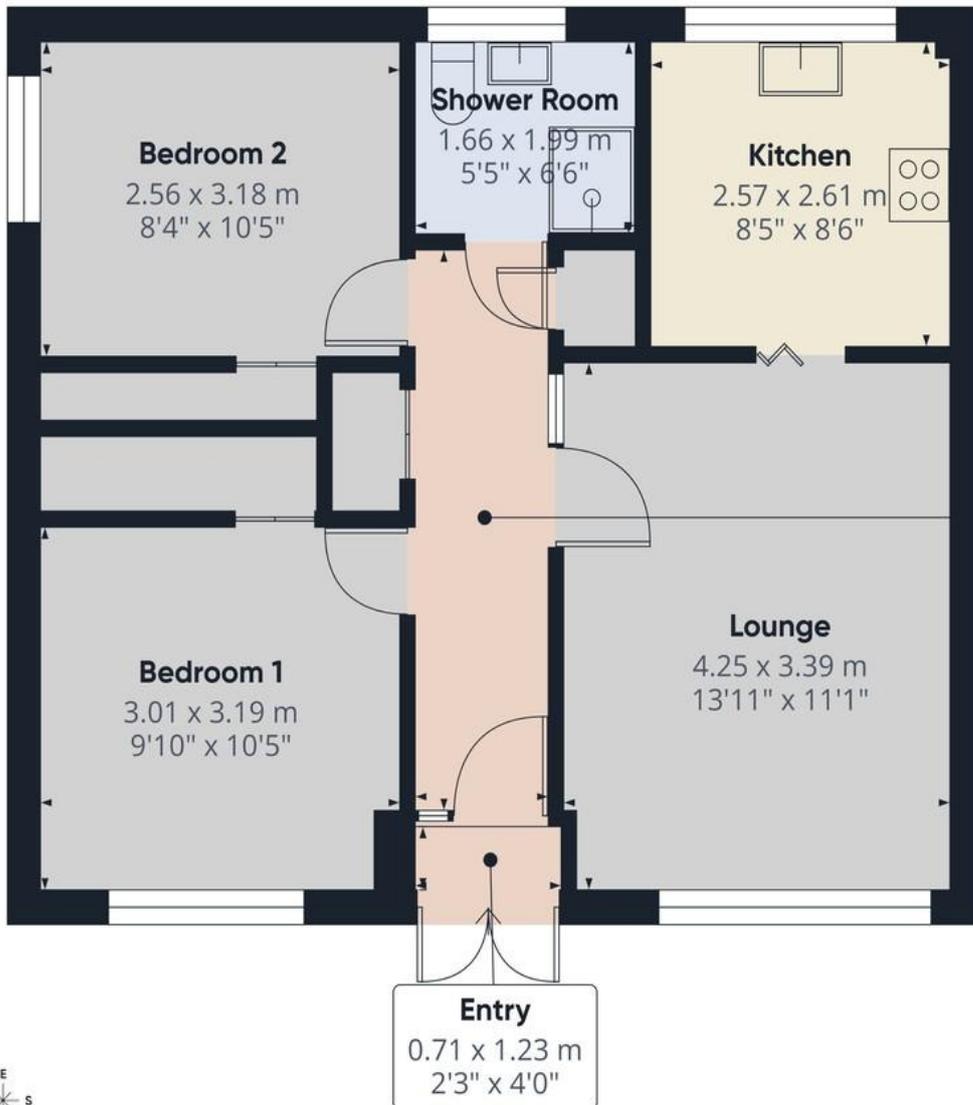
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 53 sq m (568 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Ulllyotts  
Estate Agents

Approximate total area<sup>(1)</sup>  
52.8 m<sup>2</sup>  
568 ft<sup>2</sup>

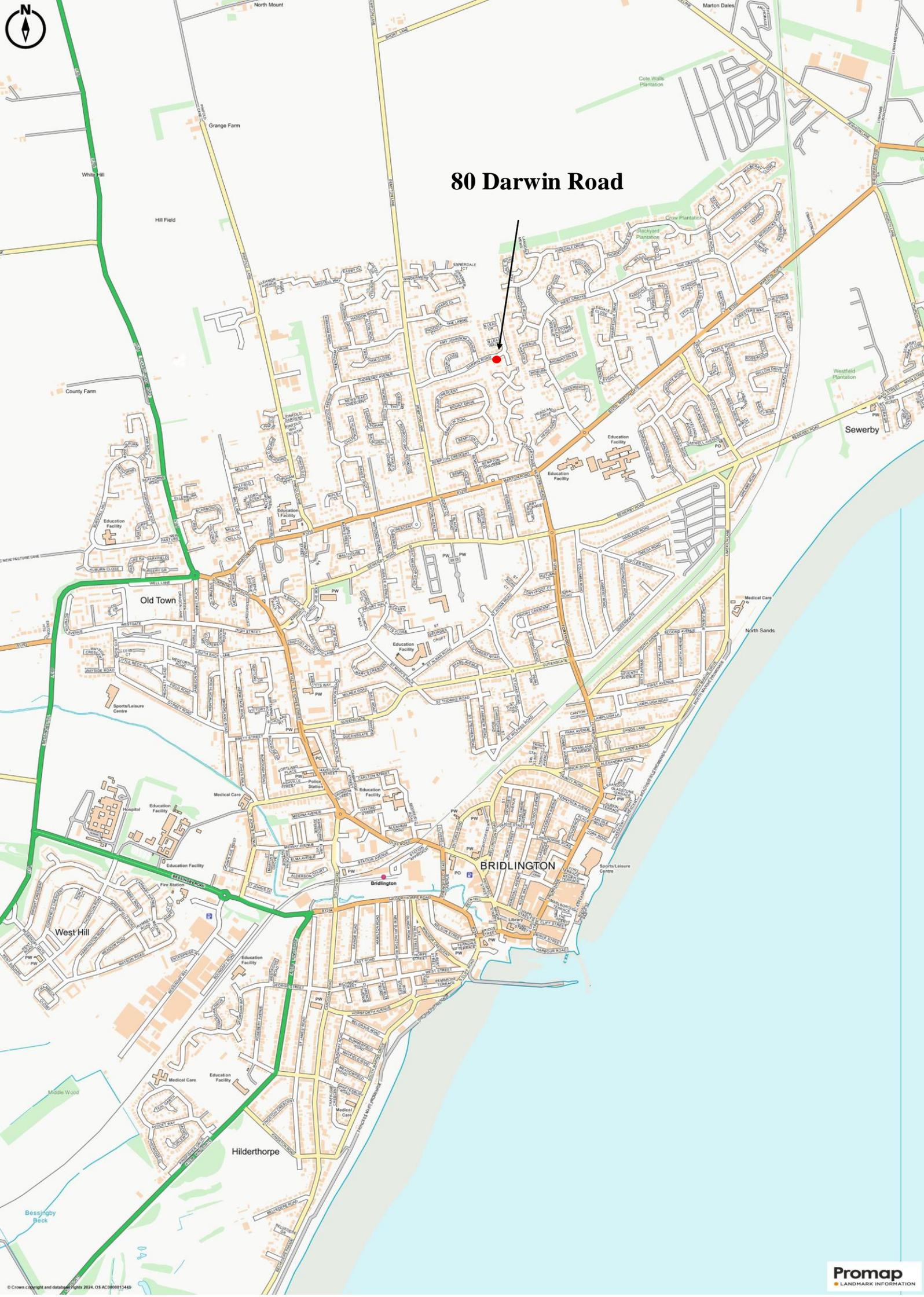
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# 80 Darwin Road



▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



- Residential Sales
- Property Management
- Valuations

