

• Ulllyotts •  
EST 1891



28 Travis Street  
Bridlington  
YO15 2EG

ASKING PRICE OF

£107,500

4 Bedroom Block of Two Apartments

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

01262 401401





Flat 1 Lounge

 4
  2
  2
  On Street
  Gas Central Heating

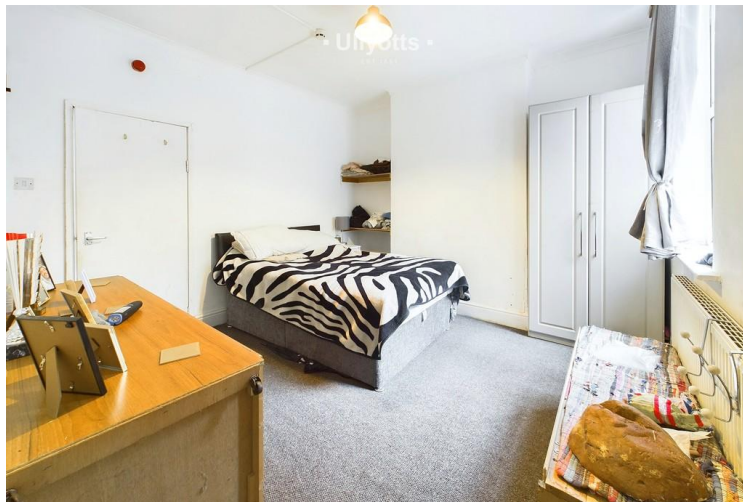
## 28 Travis Street, Bridlington, YO15 2EG

Ideally located close to the town centre this is a fantastic investment opportunity. A mid-terrace property is split into two self-contained flats with sitting tenants, providing immediate rental income. The ground floor features a one-bedroom flat with a lounge, kitchen, bathroom and private rear yard. The upper floors house a spacious 2/3 bedroom maisonette with a lounge, kitchen and bathroom, offering flexible living space.

Travis Street is located in the town centre offering convenience of the close by shops, cafes and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers

something for everyone in the heart of Bridlington.

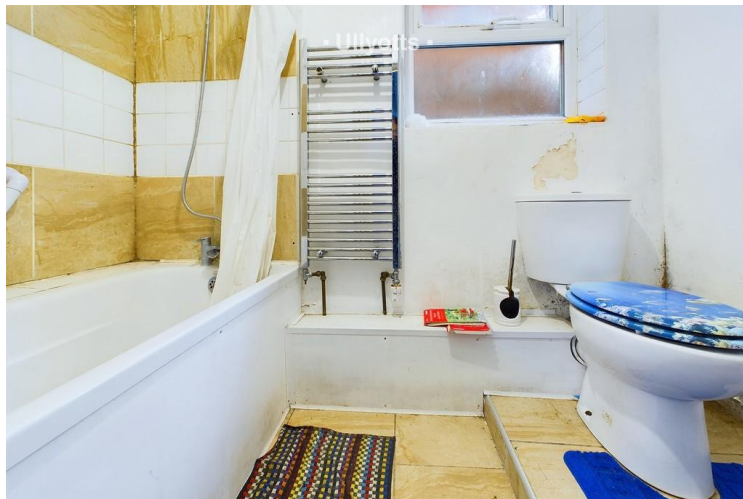
Bridlington is a picturesque coastal town in the East Riding of Yorkshire, known for its sandy beaches, historic harbour, and vibrant seaside charm. It offers a mix of traditional and modern attractions, from the quaint Old Town with its Georgian architecture to the lively seafront and Bridlington Spa. The town has a strong fishing heritage, excellent transport links, and access to stunning nature spots like Flamborough Head and Bempton Cliffs. With a range of amenities, schools, and a thriving tourism industry, Bridlington is an attractive place for residents, visitors, and investors alike.



Flat 1 Bedroom 1



Flat 1 Kitchen



Flat 1 Bathroom



Flat 2 Kitchen

## Accommodation

### COMMUNAL ENTRANCE

3' 1" x 9' 6" (0.94m x 2.91m)

Entrance is via a uPVC door into the communal entrance hall with wood effect laminate flooring and doors to Flat 1 and Flat 2.

### FLAT 1

Flat 1 is a ground floor, one bedroom apartment with spacious lounge, bedroom, kitchen and bathroom with access to the rear yard. The current rental income for this property is £350 pcm and is on an assured shorthold tenancy agreement with a 6 month initial contract that now rolls monthly.

### LOUNGE

14' 3" x 11' 3" (4.35m x 3.45m)

With a bay window to the front elevation, radiator and door to:

### BEDROOM

11' 8" x 11' 6" (3.56m x 3.53m)

A good sized bedroom with a window to the rear elevation overlooking the rear yard, radiator, understairs storage area and folding door to:

### KITCHEN

10' 2" x 7' 10" (3.10m x 2.40m)

With a range of wall and base units with a worktop over, tiled splash back and tiled flooring. A stainless steel sink sits beneath a window to the side elevation allowing natural light, along with a uPVC door offering access to the rear yard. Integrated appliances include an electric oven, gas hob, extractor fan, wall mounted gas central heating boiler and space for fridge freezer. A radiator offers warmth and a folding door offers access to:

### BATHROOM

7' 10" x 4' 0" (2.41m x 1.22m)

With a window to the rear elevation, a quarter bath with part tiled surround, WC, free standing wash hand basin, tiled flooring and a heated towel ladder.

### REAR YARD

The rear yard has a walled surround, gated access for bins and a large shed.

### FLAT 2

Flat 2 is a first floor maisonette with 2/3 bedrooms, lounge, kitchen and bathroom. The current rental income for this property is £450 pcm and is on an assured shorthold tenancy





Flat 2 Kitchen



Flat 2 Bathroom



Flat 2 Lounge



Flat 2 Dining Room/Bedroom 3

agreement with a 6 month initial contract that now rolls monthly.

### FIRST FLOOR LANDING

7' 7" x 4' 10" (2.32m x 1.49m)

Stairs from the ground floor communal entrance hall up to the first floor half landing with door to the kitchen that leads on to the bathroom.

### KITCHEN

9' 5" x 7' 10" (2.89m x 2.41m)

With a range of wall and base units with worktop over, tiled splashback and tile effect laminate flooring. A 1 1/2 bowl stainless steel sink and drainer with a mixer tap over sits beneath a window to the side elevation. Space for fridge freezer and washing machine. Integrated appliances include electric oven and gas hob.

Door to a lobby area and bathroom.

### BATHROOM

8' 0" x 4' 8" (2.45m x 1.44m)

With a window to the rear elevation, panelled bath with glass screen and partially tiled surround, wash hand basin, WC, tiled effect laminate flooring and radiator.

### FULL LANDING

Steps to the full landing, doors to lounge and dining room / bedroom 3 and stairs up to the second floor.

### LOUNGE

13' 8" x 11' 8" (4.18m x 3.57m)

With a window to the front elevation, coving, feature fire and surround and radiator.

### DINING ROOM / BEDROOM 3

11' 6" x 8' 5" (3.51m x 2.57m)

Currently used as a third bedroom with a window to the rear elevation, wall mounted gas central heating boiler and radiator.

### SECOND FLOOR LANDING

With stairs to a second floor half landing with skylight and radiator and steps up to full landing with doors to bedrooms 1 & 2.

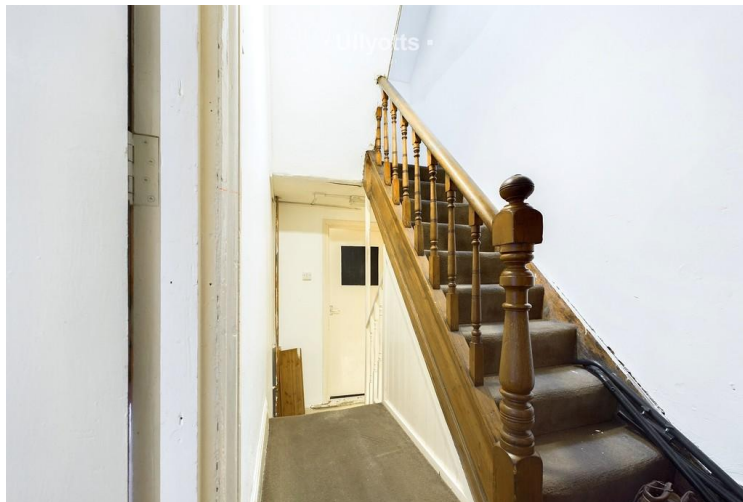
### BEDROOM 1

14' 9" x 10' 2" (4.52m x 3.10m)

With a window to the front elevation and radiator.

### BEDROOM 2

10' 1" x 8' 4" (3.09m x 2.56m)



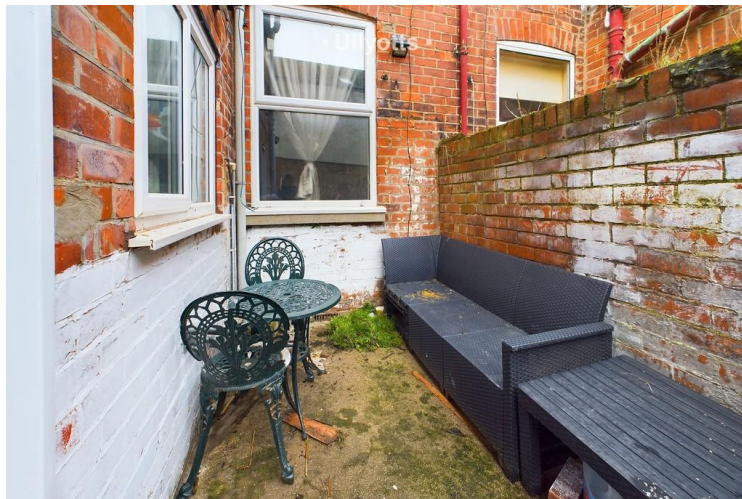
Hallway



Flat 2 Bedroom 1



Flat 2 Bedroom 2



Flat 1 Yard

With a window to the rear elevation and radiator.

## OUTSIDE

To the front, the property sits behind a shallow wall.

No parking is available with the property however on street parking is available.

## 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.

## TENURE

We understand that the property is freehold.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - FLAT 1 / FLAT 2

## ENERGY PERFORMANCE CERTIFICATE - FLAT 1 RATED D / FLAT 2 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 (104.37 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



### Ground Floor



**Floor 1**



## Floor 2

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Approximate total area<sup>(a)</sup>104.37 m<sup>2</sup>

Reduced headroom

3.79 m<sup>2</sup>

(1) Excluding balconies and terraces

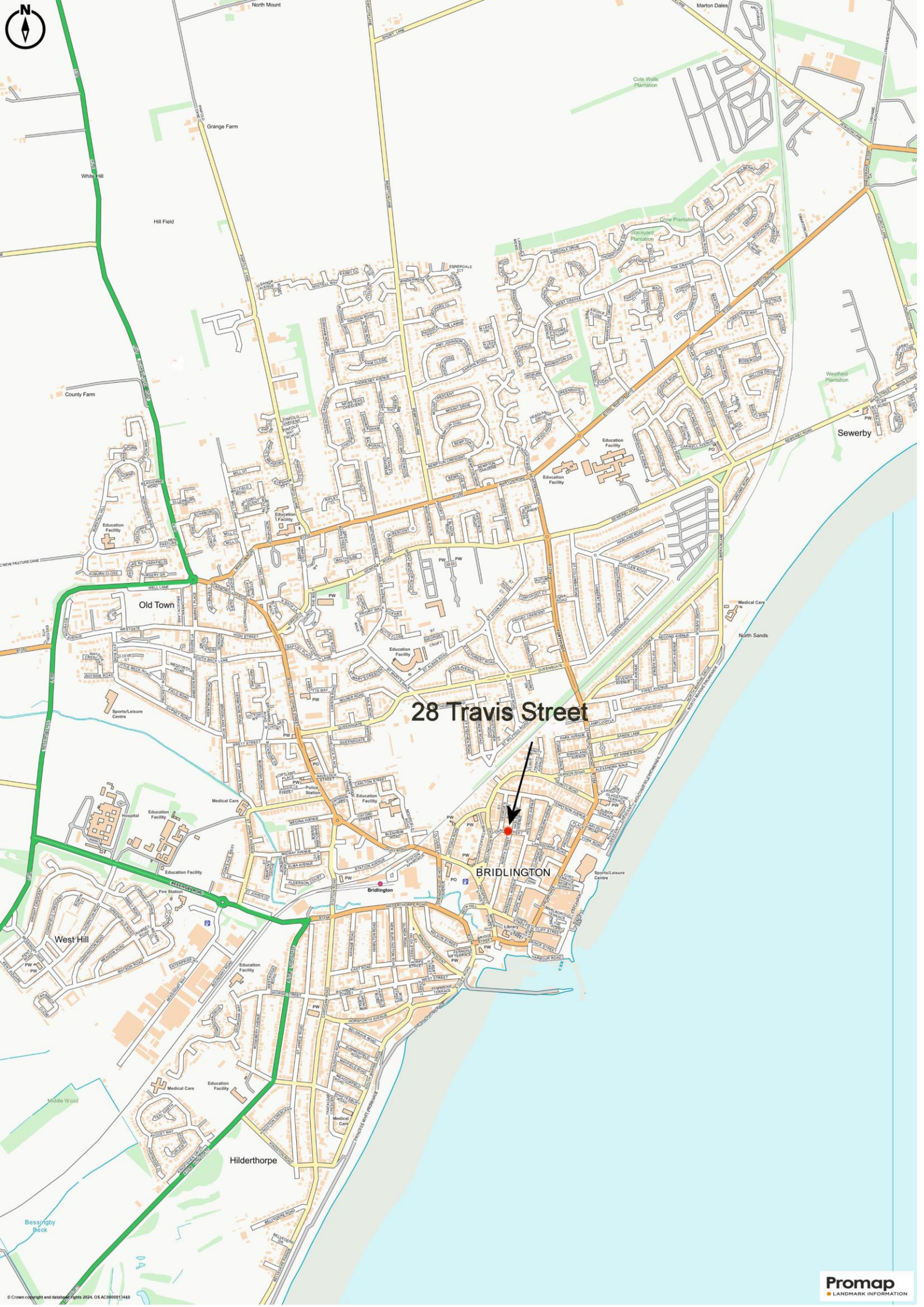
Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



28 Travis Street

BRIDLINGTON



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