



Flat 3, Hartley Court
Bridlington

YO15 3HL

ASKING PRICE OF

£79,950

1 Bedroom First Floor Flat



Communal Garden



1



1



1



Garage, Off
Road Parking



Gas Central Heating

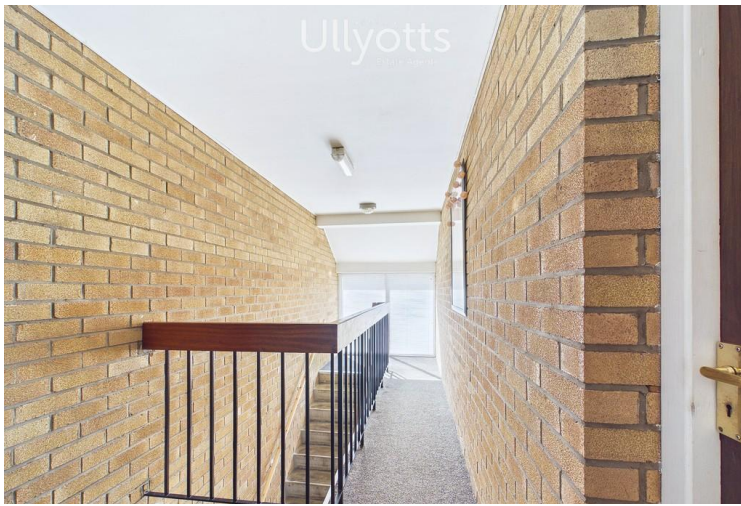
Flat 3, Hartley Court, Bridlington, YO15 3HL

This one-bedroom apartment offers comfortable living with a bright lounge, fitted kitchen and bathroom, along with the added benefits of access to attractive communal gardens and a private garage. Ideally located within walking distance of Bridlington's popular South Side seafront, it is perfectly suited as an investment property, full-time residence or a low-maintenance holiday home offered with no ongoing chain.

Hartley Court is situated just off East Road which is within walking distance of the town centre and sea front. 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. Also close by are Lidl, B&M Cooplands and Tesco. 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 charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, working harbour and vibrant promenade. It offers a mix of traditional seaside attractions, independent shops, ice-cream parlours and fresh seafood. The town also offers scenic coastal walks, the stunning Flamborough Head cliffs nearby and cultural sites like Bridlington Priory and Sewerby Hall. With a friendly atmosphere and plenty of leisure activities, Bridlington is an ideal spot for both relaxation and adventure by the sea.



Communal Entrance



Entrance Hall



Lounge



Virtually Staged Lounge

Accommodation

COMMUNAL ENTRANCE

Entrance to the property is via a glazed uPVC door with telecom entry, opening into the communal hallway which features individual post boxes and a staircase leading to the first floor. The landing benefits from a window to the front, security lighting, and provides access to Flat 3.

PRIVATE ENTRANCE HALL

5' 5" x 5' 4" (1.66m x 1.65m)

The private entrance hall features a telecom entry phone system, tile-effect vinyl flooring, two useful storage cupboards and doors leading to all rooms.

LOUNGE

13' 10" x 11' 5" (4.24m x 3.49m)

The lounge is bright and airy, featuring a window to the front elevation, coving, two light fittings, an electric radiator and a decorative feature fire surround.

BEDROOM

13' 9" x 8' 5" (4.21m x 2.57m)

The bedroom features a window to the rear elevation, fitted wardrobe storage and an electric radiator.



Kitchen



Bedroom



Virtually Staged Bedroom



Bathroom

BATHROOM

8' 1" x 5' 2" (2.47m x 1.60m)

The bathroom has a window to the rear and features a combination of wet- wall panelling and tongue- and- groove cladding, complemented by tiled flooring. It is fitted with a panelled bath with an electric shower over, a vanity wash hand basin and a WC.

HEATING

Electric heating throughout

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

The communal garden provides a pleasant outdoor space for seating and relaxation, featuring steps up to a raised paved area with flower beds and a blossom tree, creating an attractive and enjoyable setting.

GARAGE

The garage is a perfect space for parking or storage and benefits from an up and over door.

TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.



Garage



Communal Gardens



Communal Gardens

SERVICES

Electric and water services are available

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.

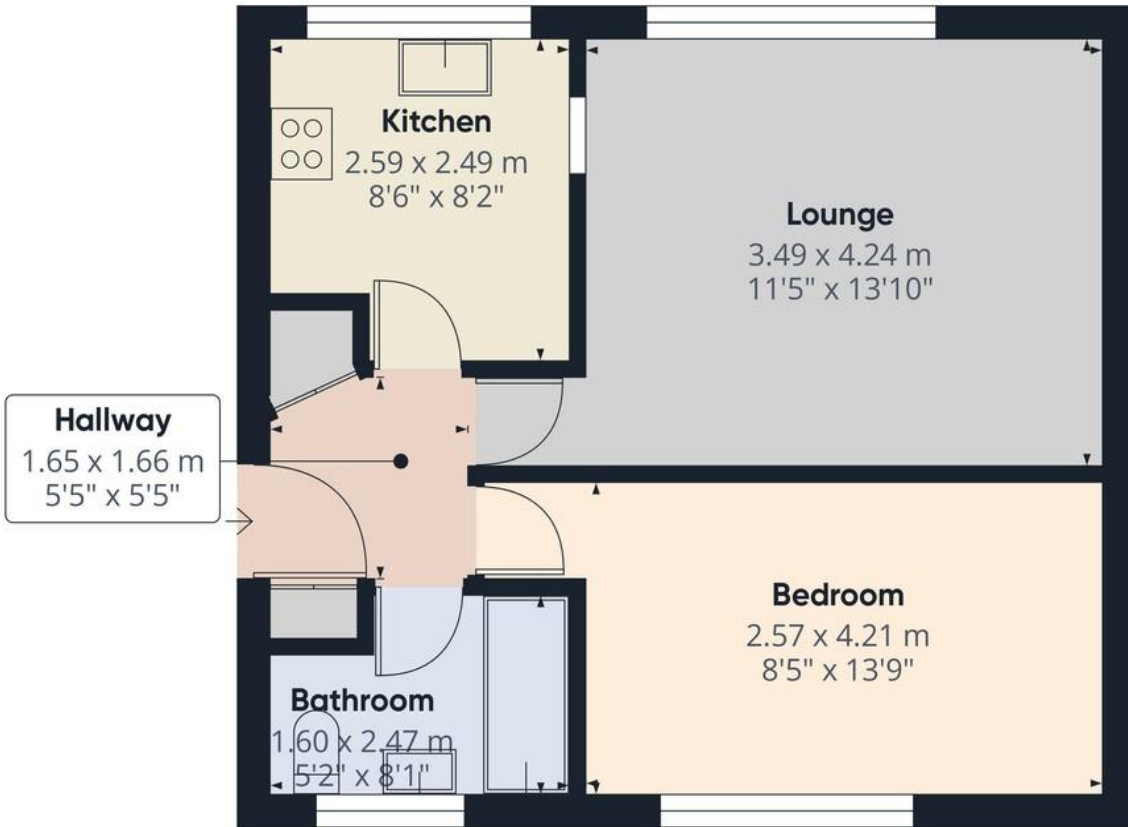
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
- Option 1.

Regulated by RICS

The digitally calculated floor area is (40.4m²). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
40.4 m²
435 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 3, Hartley Court

Bridlington

BRIDLINGTON

Hilderthorpe

Old Town

West Hill

Sewerby

▪ Est. 1891 ▪
Ullyotts
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



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