



Flat 1, Pasture Court
Bridlington

YO16 7NS

OFFERS IN REGION OF

£100,000

2 Bedroom First Floor Apartment



Communal Front Garden



2



1



1



Off Road
Parking



Gas Central Heating

Flat 1, Pasture Court, Bridlington, YO16 7NS

A beautifully presented two bedroom first-floor apartment offering spacious accommodation throughout, including a generous lounge, well-appointed kitchen, two double bedrooms, and a modern bathroom. The property benefits from communal gardens and rear communal parking and is offered with no onward chain. Ideally located within walking distance of the Old Town, it provides both convenience and charm, making it an excellent choice for a variety of buyers.

The property is ideally situated just off Scarborough Road, close to Bridlington Old Town, a charming and characterful area steeped in history. A wide range of local amenities are within easy reach, including a butcher, pharmacy, fish and chip shop, and greengrocer, alongside cafés, public houses, antique shops, an art gallery, opticians, beauticians, and a

florist. The area's picturesque, cobbled streets are complemented by landmarks such as Bridlington Priory Church and Bayle Gate Museum, offering a unique blend of heritage and everyday convenience. A nearby service station provides access to Starbucks, Greggs, and an Asda convenience store.

Bridlington is a charming coastal town in East Yorkshire, celebrated for its award-winning beaches, historic harbour and proudly having the title of the lobster capital. With a delightful blend of seaside tradition and modern amenities including seafood eateries, ice-cream parlours along with Bridlington Spa, the historic Old Town, and the scenic promenades along North and South Beaches. Excellent transport links, including a railway station on the Yorkshire Coast Line, provide easy access to nearby cities like Hull and Scarborough.



Lounge



Virtually Staged Lounge



Kitchen



Kitchen

Accommodation

GROUND FLOOR PRIVATE ENTRANCE HALL

The property benefits from a private entrance on the ground floor, featuring a glazed wooden door and staircase rising to the first floor.

FIRST FLOOR LANDING

9' 10" x 3' 9" (3.01m x 1.16m)

The first floor landing provides access to all rooms and includes a radiator, space for coat hanging, and a loft hatch, enhancing both practicality and storage potential.

LOUNGE

16' 4" x 10' 11" (4.98m x 3.34m)

The lounge is spacious and well-presented, featuring a box bay window to the front elevation that allows for plenty of natural light. Further benefits include decorative coving and a radiator, creating a comfortable and inviting living space.

BREAKFAST KITCHEN

11' 9" x 6' 9" (3.58m x 2.06m)

The kitchen is fitted with a range of wall, base, and drawer units complemented by a wood-effect worktop and tiled splashbacks. Grey herringbone-style vinyl flooring adds a modern touch, while a window to the front elevation provides natural light over the stainless steel sink and drainer. A breakfast bar offers casual dining space for two, with a radiator beneath. Additional features include a wall-mounted gas central heating boiler, space for an oven beneath a fitted extractor fan, and provision for three further under-counter appliances.

BEDROOM 1

13' 10" x 11' 0" (4.24m x 3.36m)

The master bedroom is a well-proportioned double room, featuring a window to the rear elevation and a radiator. It also benefits from fitted wardrobe storage with sliding doors, providing excellent practicality and a clean, streamlined finish.



Bedroom 1



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

BEDROOM 2

10' 0" x 10' 00" (3.07m x 3.05m)

The second bedroom is also a double room, featuring a window to the rear elevation and a radiator, making it an ideal guest room, home office, or additional bedroom.

BATHROOM

6' 8" x 5' 10" (2.04m x 1.79m)

The bathroom is fitted with a panelled bath complete with glass screen and thermostatic shower, finished with a tiled surround. It also includes a wash hand basin and WC, along with a radiator for added comfort. Grey herringbone-effect vinyl flooring completes the modern and stylish finish.

CENTRAL HEATING

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

DOUBLE GLAZING

Double glazing throughout.

OUTSIDE

The property is set in communal gardens with a low boundary wall to the frontage and a full lockable side access gate over a gravelled driveway.

To the rear of the property are designated private and visitors parking spaces with a full gravelled yard area and a communal timber shed. The shed is primarily used to store the lawn mower and gardening equipment

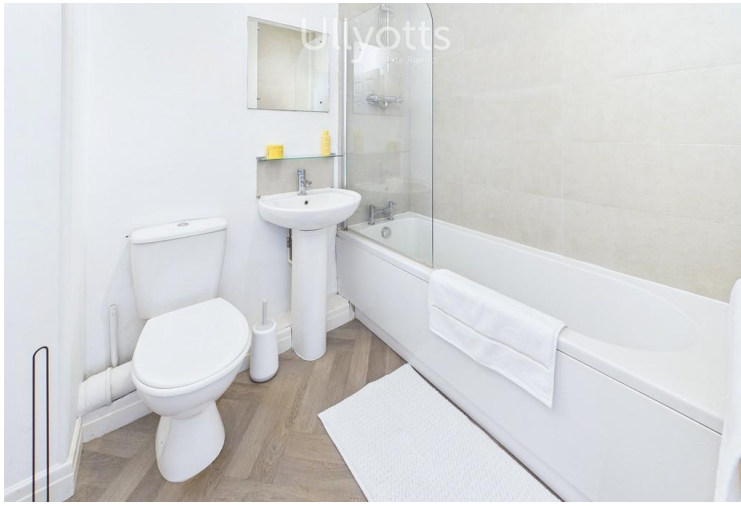
TENURE

We understand that the property is leasehold.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - A



Bathroom



Communal Front Garden



Communal Parking



Sign

ENERGY PERFORMANCE CERTIFICATE - RATED B

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.

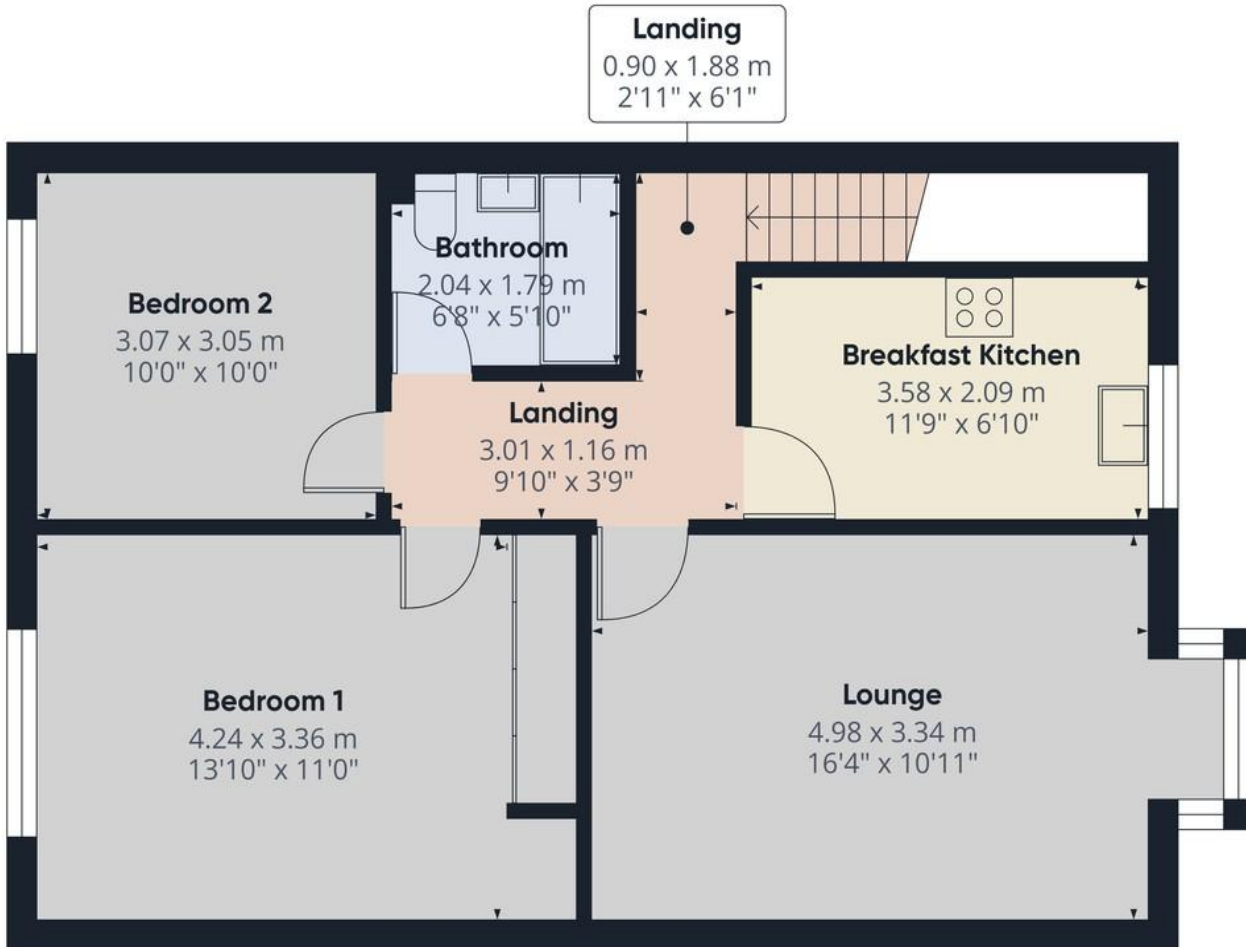
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01262 401401
- Option 1.

Regulated by RICS

The digitally calculated floor area is 5 sq m (59 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
59.2 m²
637 ft²

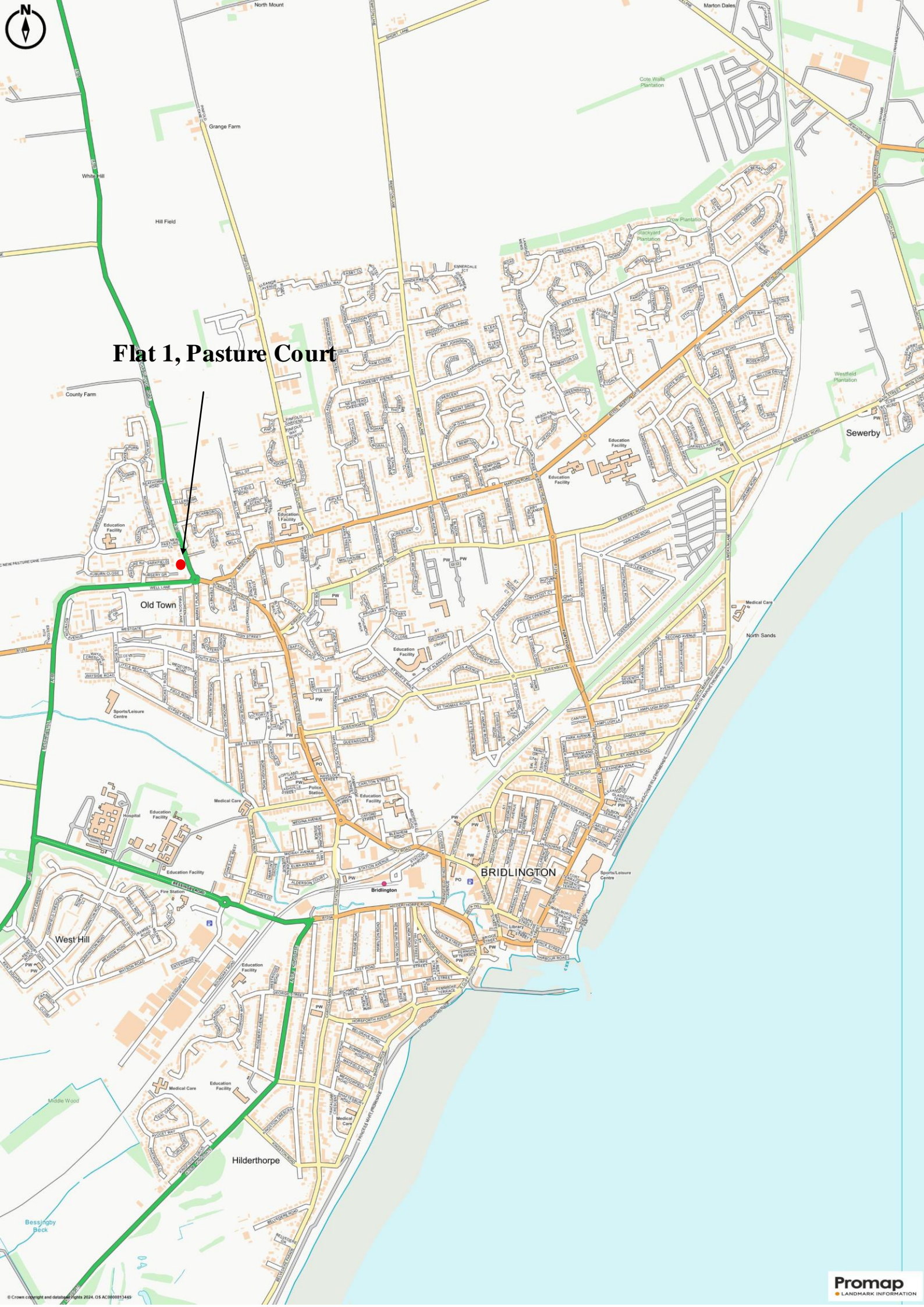
(1) Excluding balconies and terraces

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

GIRAFFE360



Flat 1, Pasture Court



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