



17 Ferndale Terrace
Bridlington
YO15 3AU

ASKING PRICE OF

£55,000

1 Bedroom Second Floor Apartment



Virtually Staged Lounge

 1
  1
  1
  Garage
  Gas Central Heating

17 Ferndale Terrace, Bridlington, YO15 3AU

A second floor apartment offering an excellent opportunity for renovation and improvement, ideally positioned just a stone's throw from the town centre and harbour. The accommodation comprises a lounge, kitchen, one bedroom and bathroom, with the property being offered for sale with no onward chain. A further benefit is the inclusion of communal gardens, a gravelled clothes drying area and a garage accessed via Nelson Street, making this an appealing option for those looking for a centrally located home or investment opportunity.

Ferndale Terrace runs directly from South Cliff Road, just to the north side of Bridlington Harbour, placing the property within easy reach of both the town centre and the wealth of amenities on offer. The harbour is less than 150 metres away, with a good selection of cafés, restaurants and public houses

nearby, including Salt on the Harbour. The Spa, cinema, bowling and leisure facilities are also within easy reach, while the railway and bus stations provide convenient transport links.

Bridlington is a popular coastal town renowned for its sandy beaches, historic harbour and traditional seaside atmosphere. The Old Town offers a selection of independent shops, cafés and historic buildings, whilst the seafront provides the familiar attractions of a traditional seaside resort. Further afield, Sewerby Hall and Gardens and the dramatic coastline of Flamborough Head are both close by, making Bridlington an appealing location for both permanent residents and those seeking a coastal retreat.



Lounge



Virtually Staged Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

COMMUNAL ENTRANCE

The property is accessed via a communal entrance serving six apartments, with an intercom entry system providing added security and convenience. A door leads to the rear gravelled area for clothes drying and the garage whilst a staircase leads to the second floor.

ENTRANCE HALL

12' 3" x 2' 9" (3.73m x 0.84m)

The private entrance hall benefits from a radiator and smoke alarm, with doors to all rooms.

LOUNGE

17' 3" x 12' 3" (5.26m x 3.73m)

The lounge benefits from two radiators, two windows to the front elevation providing natural light, and a telephone intercom system.

KITCHEN

9' 5" x 6' 8" (2.87m x 2.03m)

The kitchen needs modernisation and features a range of wall and base units with work surfaces over, incorporating a breakfast bar and stainless steel sink with taps. There is a wall-mounted gas central heating boiler, along with space for a washing machine and fridge. A window to the side elevation provides natural light and a breakfast bar providing casual dining.

BEDROOM

12' 9" x 9' 4" (3.89m x 2.84m)

The bedroom benefits from a window to the rear elevation and a radiator.



Bedroom



Virtually Staged Bedroom



Bathroom

BATHROOM

9' 5" x 5' 4" (2.87m x 1.63m)

The bathroom is fitted with a white suite comprising a pedestal wash hand basin, P-shaped panel bath with shower over and low-level WC. Tiled walls and vinyl flooring complete the room.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE

A single garage, located off Nelson Street and being the middle garage within a block of three offers an up and over door.



Garage

OUTSIDE

There are communal gardens for all residents to use along with a gravelled area with clothes lines. The area is gated from both Ferndale Terrace and Nelson Street.

TENURE

We understand the property is freehold, however the freeholders instruct RPMS to manage the block and are currently paying £450 per annum paid in two parts.

SERVICES

All mains services connected.

COUNCIL TAX BAND - A



Communal Gardens

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 44 sq m (477 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area⁰⁹

44.3 m²

477 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 5, 17 Ferndale Terrace

BRIDLINGTON

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