

▪ Ulllyotts ▪

EST 1891



24 Summerfield Road  
Bridlington

YO15 3LF

OFFERS IN REGION OF

£320,000

Block of Three Apartments With Garages

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01262 401401



Garages



Garage



Gas Central Heating

## 24 Summerfield Road, Bridlington, YO15 3LF

This is an opportunity for an investor, the freehold is to be sold as a whole, there are three flats in total which have been sold with rental incomes £470 pcm, £500 pcm and £550 pcm. The garages are let separately for £50 each pcm. The property as a whole is to be sold with the tenants in situ.

The property is very handily located for the town centre and all local shops and facilities are within immediate walking distance, as is the south side seafront, harbour and railway station.

Bridlington is a hidden gem on the Yorkshire coast, offering stunning sandy beaches, a bustling harbour, and a welcoming community. With its traditional seaside charm and modern amenities, it is an ideal place to live, work, and play.

The harbour is the heart of Bridlington renowned for being the lobster capital. With its traditional seaside food outlets surrounding the port. The Ganzy girl statue sits proudly overlooking the wide array of boats and yachts.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffeld, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas.





Flat 1 Entrance



Flat 1 Lounge



Flat 1 Bedroom



Flat 1 Bedroom

## Accommodation

### COMMUNAL ENTRANCE

The communal entrance is via a uPVC door into the front porch with door to the main communal hall with stairs to first floor landing and private entrance door to Flat 1.

### FLAT 1

#### ENTRANCE HALL

With coving, picture rail and doors to all rooms.

#### LOUNGE

With a bay window to the front elevation, uPVC sash windows, coving and gas fire with feature surround.

#### DINING ROOM

With a window to the side elevation, storage cupboard, gas fire and door to:

#### KITCHEN

With a window to the side and rear elevation, uPVC door to the rear garden. A range of wall and base units with worktop over, partially tiled walls, stainless steels sink and drainer, space for under counter fridge freezer and washing machine and door to:

### BATHROOM

With a window to the side and rear elevation, panelled bath with electric shower over, wash hand basin with tiled splashback, tongue and groove half panelled walls and WC.

### BEDROOM

With a bay window to the rear elevation and coving.

### OUTSIDE

The front and rear gardens belong to this particular apartment and the tenants are responsible for maintaining both. The rear garden is enclosed and benefits from a good size patio area with colourful shrub and plants.

### FLAT 2

#### LANDING

Stairs up to the first-floor landing with doors to both Flat 2 and Flat 3.

#### ENTRANCE HALL

With wall mounted gas central heating boiler, radiator and doors to:



Flat 1 Sitting room



Flat 1 Kitchen



flat 1 wc



Flat 1 Bathroom

## LOUNGE

With bay window to the front elevation, gas fire with feature surround, coving, picture rail and radiator.

## KITCHEN

With a range of wall and base units with worktop over, stainless steel sink with drainer, vinyl flooring and radiator.

## BEDROOM 1

With a window to the rear elevation and radiator.

## BEDROOM 2

With a window to the rear elevation, storage cupboard and radiator.

## BATHROOM

With a panelled bath, partially tiled walls and wash hand basin.

## WC

With window to the side elevation, vinyl flooring and WC.

## SERVICES

Flats 2 & 3 both benefit from gas central heating.

## FLAT 3

### LANDING

Access via a private door to Flat 3 on the first-floor landing. Internal staircase up to the second floor.

### LOUNGE/KITCHEN

An open plan lounge and kitchen area. The lounge benefits from a window to the front elevation.

The kitchen has a window to the rear elevation and benefits from laminate flooring, a range of wall and base units, built in over, hob and stainless steel sink and drainer.

### BEDROOM 1

With a window to the front and side elevation with sea view.

### BEDROOM 2

With a window to the side and rear elevation, wall mounted gas central heating boiler and radiator.

### BATHROOM

With a window to the rear elevation, vinyl flooring, bath with glass screen and thermostatic shower over, wash hand basin, WC and radiator.





Flat 1 Garden



Flat 2 Kitchen



Flat 2 view



Flat 2 Lounge

## OUTSIDE

To the side of the property is driveway to three garage that a let separately to the flats for £50 pcm.

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

## CENTRAL HEATING

Flat 1 gas fires and 2-3 gas central heating

## TENURE

We understand that the property is freehold and is offered with tenants in situ

## COUNCIL TAX BAND - ALL FLATS ARE BAND A

## ENERGY PERFORMANCE CERTIFICATE- 1-E 2-D 3-D

## SERVICES

All mains services are available at the property.

## 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





Flat 2 Bedroom



Flat 2 Bathroom



Flat 2 Bedroom



Flat 3 Kitchen



Flat 3 Lounge





Flat 3 Bedroom



Flat 3 Bathroom



Side Elevation



Garden

Ground Floor



First Floor





## Second Floor



# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.



# Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

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