



# Donnybrook Apartments

7 York Road

Bridlington YO15 2PQ

ASKING PRICE OF

**£595,000**

6 Bedroom Block of Holiday Apartments

■ **Ulllyotts** ■  
EST 1891

01262 401401



1 & 2 Kitchen Diner



6



0



6



Off & On  
Road Parking



Electric Heating

## Donnybrook Holiday Apartments 7 York Road, Bridlington, YO15 2PQ

This immaculate property features four self-contained, one-bedroom apartments offering breath-taking sea views and pristine interiors. Additionally, a split-level owner's accommodation provides a beautifully presented private space. This property is an ideal investment for those looking to enjoy seaside living while running a thriving business.

Located in a prime position on the north side of Bridlington, very close to the North beach. And a short walk from Bridlington town centre.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The

town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires.

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

The Cinema, Spotlight Theatre and The Spa are centres for thespians and others to provide a variety of entertainment. For the sports enthusiasts there is an extensive range of indoor and outdoor clubs and activities, inclusive for all ages. Boxing and fitness gyms provide additional opportunities.



1 & 2 Lounge



1 & 2 Lounge



1 & 2 Feature Fireplace



1 & 2 wc

## Accommodation

### OWNER'S ACCOMODATION

The upper ground floor and lower ground is currently used as owner's accommodation and briefly comprises a good-sized dining kitchen, lounge with bay window and sea views, utility area, WC and on the lower ground is two bedrooms and a shower room. There is an off-street parking space to the rear or could just be used as a rear yard. The other apartments must park on street and can get a permit for the area.

The lower ground floor benefits from underfloor heating and the upper ground floor has an electric wet system for the heating and hot water.

### ENTRANCE HALL

There are steps up to the main building, entrance is via uPVC French doors into the porch and door into the main communal hallway. Stairs to all apartments and door to owners' accommodation.

### PRIVATE HALL

With doors to all rooms, coat hanging space, and staircase to lower ground rooms.

### DINING KITCHEN

14' 1" x 13' 2" (4.315m x 4.035m)

With a range of cream wall, base and display units with work top over, Lamona 1 1/2 bowl sink with drainer and mixer tap over that sits beneath a window to the rear elevation. Space for oven with extractor fan over and washing machine. Integral slimline dishwasher, undercounter fridge and freezer. Three radiators and vinyl flooring and coving and folding doors into:

### LOUNGE

20' 0" x 14' 0" (6.118m x 4.290m)

A light, airy and spacious lounge with bay window to the front elevation with fabulous sea views. Electric fire with feature surround coving and radiator.

### UTILITY ROOM

A handy utility space with window to the rear elevation and radiator.

### WC

With a window to the rear elevation, wash hand basin WC and heated towel ladder.



1 & 2 Bedroom 1



1 & 2 Office



1 & 2 Bedroom 2



1 & 2 Shower room

## LOWER GROUND HALL

With doors to all downstairs rooms.

## BEDROOM 1

19' 10" x 13' 9" (6.062m x 4.204m)

With a bay window to the front elevation and underfloor heating.

## BEDROOM 2

14' 1" x 13' 0" (4.318m x 3.975m)

With a window to the rear elevation and underfloor heating, door to storage cupboard housing the heating system.

## OFFICE

9' 1" x 6' 6" (2.787m x 1.984m)

An office space that could also double as a dressing room.

## SHOWER ROOM

With a window to the rear elevation, vanity wash hand basin, WC, quadrant shower with sliding doors and electric shower. Wet wall surround, vinyl flooring and underfloor heating.

## APARTMENT 3

This apartment is a one-bedroom layout, offering a kitchen, a good-sized dining / lounge area with fabulous sea views, double bedroom and shower room. All rooms are decorated to a high standard with quality fittings. Furniture is included in the sale.

## APARTMENT 4

This apartment is a one-bedroom layout, offering a kitchen, a good-sized dining / lounge area with fabulous sea views, double bedroom and shower room. All rooms are decorated to a high standard with quality fittings. Furniture is included in the sale.

## APARTMENT 5

This apartment is a one-bedroom layout, offering a kitchen, a good-sized dining / lounge area with fabulous sea views, double bedroom and shower room. All rooms are decorated to a high standard with quality fittings. Furniture is included in the sale.



1 & 2 Entrance Hall



3 Kitchen



3 Lounge



3 Bedroom

## APARTMENT 6

This apartment is a one-bedroom layout, offering a kitchen, a good-sized dining / lounge area with fabulous sea views, double bedroom and shower room. All rooms are decorated to a high standard with quality fittings. Furniture is included in the sale.

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

## CENTRAL HEATING

All Electric powered heating

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## COUNCIL TAX BAND – App 3 – Rated A

Business rate value - £5200 this may qualify for small business rate relief

## ENERGY PERFORMANCE CERTIFICATE –

App 3-E App 4-E App 5-D App 6-G

## SERVICES

Electric and water are available

## 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

Regulated by RICS



3 Shower room



4 Kitchen



4 Bedroom



4 Lounge



4 Shower room



5 Lounge



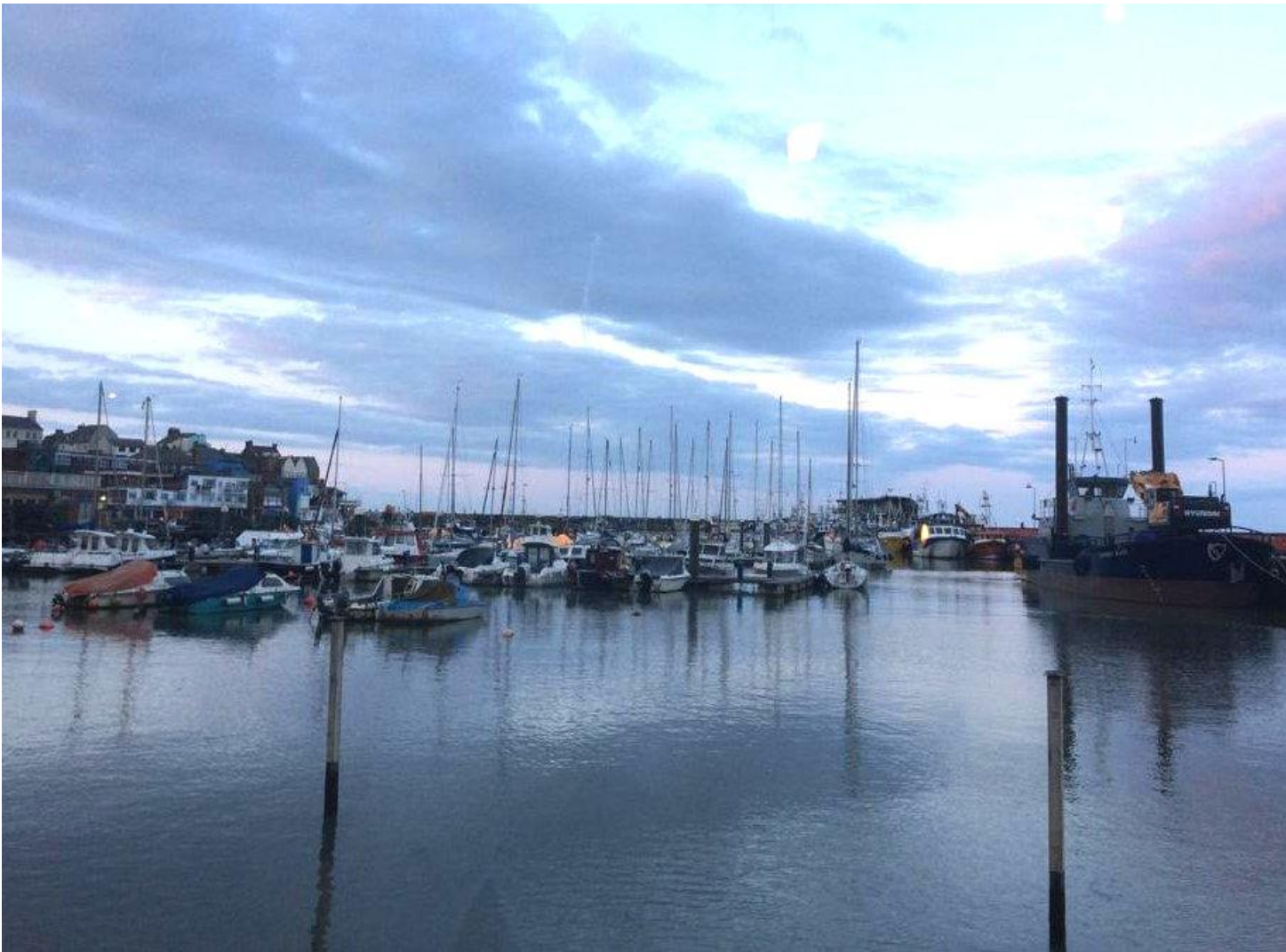
5 Kitchen



5 Bedroom



5 Shower room





6 Kitchen



6 Lounge



6 Bedroom



6 Bathroom



**Donnybrook Apartments  
7 York Road**



# 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. ”*

# ■ Ulllyotts ■

EST 1891



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