



Flat 4 Hartley Court  
Bridlington  
YO15 3HL

ASKING PRICE OF

**£95,950**

1 Bedroom First Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401



Lounge



Garage, Off  
Road Parking



Gas Central Heating

### Flat 4 Hartley Court, Bridlington, YO15 3HL

This is a super one bed roomed, first floor apartment with garage, parking and communal gardens. The property has a spacious layout and is in very good order throughout with a modern kitchen and bathroom.

**THIS PROPERTY IS OFFERED AS AN INVESTMENT WITH A SITTING TENANT.**

The property is located just off Bridlington's harbour and town centre, with local shops that serve the area in West Street and Hilderthorpe Road, with a nationally named supermarket to hand.

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 town is handy for commuting to Hull, York, Beverley and Scarborough.



Kitchen



Bedroom 1



Bedroom 1



Bathroom

## Accommodation

### COMMUNAL ENTRANCE

With intercom and stairs to first floor.

### FIRST FLOOR LANDING

With private entrance door to:

### ENTRANCE HALL

5' 7" x 5' 4" (1.7m x 1.63m)

With laminate flooring, thermostat and a storage cupboard housing the gas central heating boiler and shelving.

### KITCHEN

9' 5" x 8' 3" (2.87m x 2.51m)

With a modern range of wall, base and drawer units, worktop over, gas hob, slot in electric cooker, space for washing machine, dishwasher and fridge freezer. Tiled splashback, vinyl flooring, radiator, open hatch to lounge and window to front elevation.

### LOUNGE

16' 7" x 11' 9" (5.05m x 3.58m)

With electric feature fire, radiator, window to front elevation, laminate flooring and coving.

### BEDROOM

13' 5" x 8' 5" (4.09m x 2.57m)

With window to rear elevation, radiator, laminate flooring and a range of fitted wardrobes.

### BATHROOM

8' 4" x 5' 5" (2.54m x 1.65m)

A modern white suite comprising panel bath, pedestal wash hand basin, low level WC, radiator, laminate flooring and window to rear elevation.

### GARAGE

A single brick built garage with up and over door and parking to the front of the garage.



Bathroom



Communal Garden



Lounge / Dining



Garage

## COMMUNAL GARDENS

The communal seating area is slightly raised with paving and colourful roses and shrubs. There is also a lawned area to the rear of the property which is communal and generally used for hanging washing.

## TENURE

Leasehold. The property is registered under Hartley Court Flat Owners Ltd and there is a maintenance charge payable of £40 per calendar month. The maintenance charge includes buildings insurance, window cleaning, wheelie bin cleaning and gardening.

## SERVICES

All mains services connected.

## RENTAL DETAILS

The property is currently rented out at £525 per month.

## COUNCIL TAX BAND

Band A.

## ENERGY PERFORMANCE CERTIFICATE

Rating C.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 43 square metres.

## 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



Front Elevation

any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

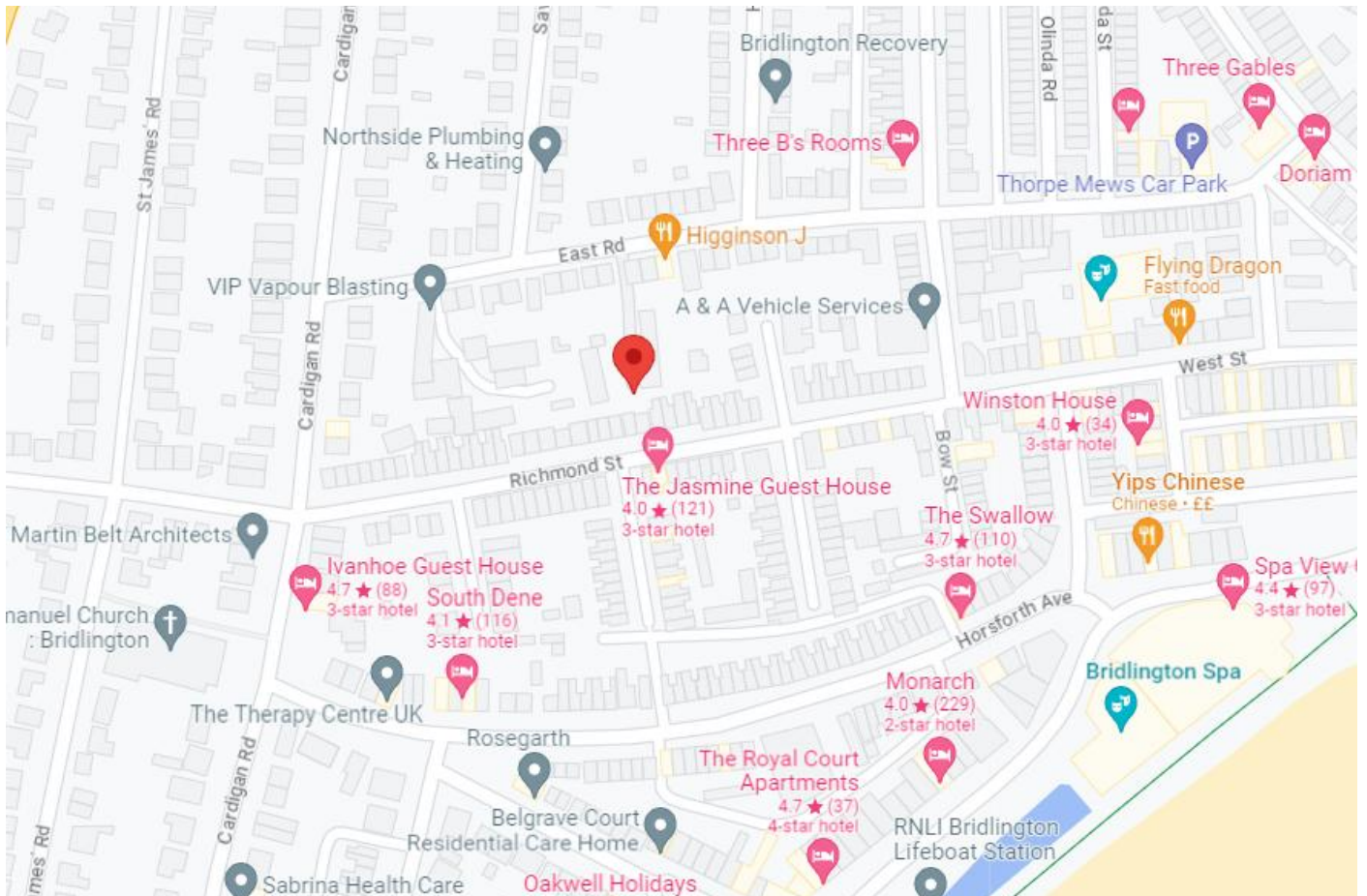
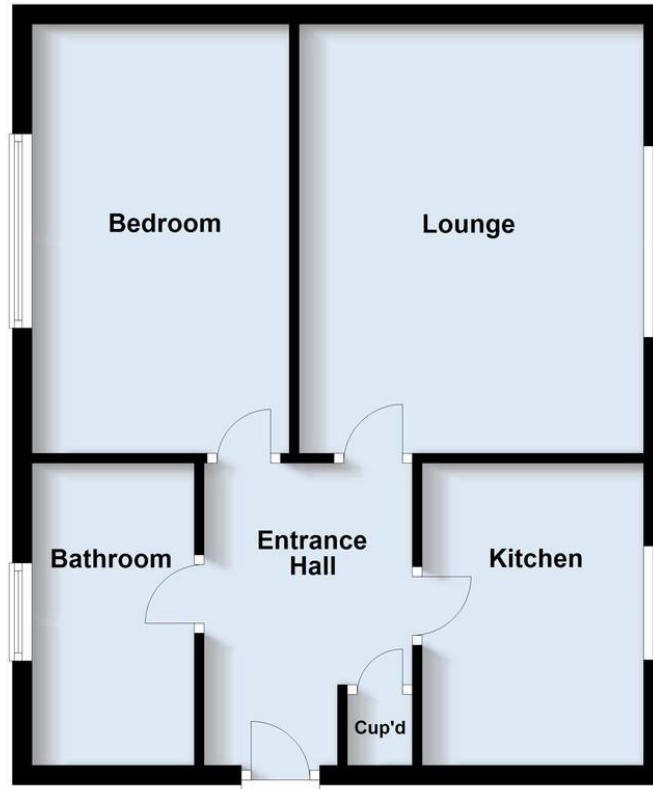
### **VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 43 sq m

### First Floor



# 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.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

# ■ Ulllyotts ■

EST 1891



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