

▪ Ulllyotts ▪

EST 1891



Flat 4 55a West Street
Bridlington

YO15 3DZ

GUIDE PRICE

£60,000

1 Bedroom Apartment

▪ Ulllyotts ▪
EST 1891

01262 401401



Open plan lounge/kitchen



1



1



1



Off Road
Parking



Electric Storage Heaters

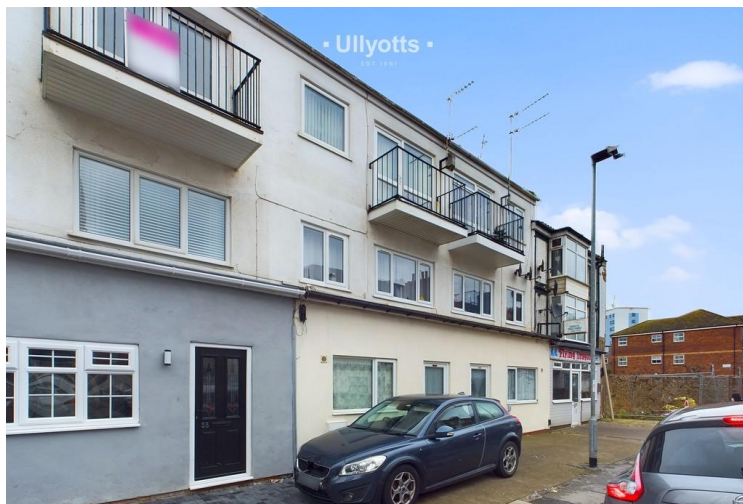
Flat 4 55a West Street, Bridlington, YO15 3DZ

A well-presented one bedroom, second floor apartment situated just a short walk from Bridlington's sea front and harbour. The property benefits from an open plan lounge and kitchen, bedroom, bathroom, balcony with sea views.

The property located on West Street which is within walk distance of the town centre, sea front and harbour.

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.



Front Elevation



Open plan lounge/kitchen



Balcony



Bathroom

Accommodation

COMMUNAL ENTRANCE

The communal entrance is to the rear of the block via a uPVC door. With staircase up to the second floor landing offering access to Flat 4.

PRIVATE ENTRANCE HALL

9' 10" x 3' 4" (3.02m x 1.04m)

With electric storage heater, inset spotlighting, loft access to a boarded loft and doors to all rooms.

OPEN PLAN LOUNGE/KITCHEN

14' 5" x 14' 2" (4.41m x 4.33m)

A carpeted lounge area with electric storage heater, feature wall lights, a floor to ceiling window and uPVC door onto the balcony.

Laminate flooring separates the lounge from the kitchen. The kitchen benefits from wall and base units with a worktop over. A stainless steel sink and drainer, fitted AEG electric oven and hob. Space for washing machine and fridge freezer. Inset spotlighting and a window to the front elevation.

BEDROOM

10' 9" x 6' 11" (3.30m x 2.11m)

With a window to the rear elevation and electric storage heater.

BATHROOM

10' 10" x 4' 9" (3.32m x 1.47m)

With vinyl tile flooring, panelled bath with glass screen and electric shower over, wash hand basin and WC. Partially tiled walls, extractor and wall heater.

OUTSIDE

On street parking only.

A balcony with room for a bistro table and chairs with views down West Street to the Harbour.

DOUBLE GLAZING

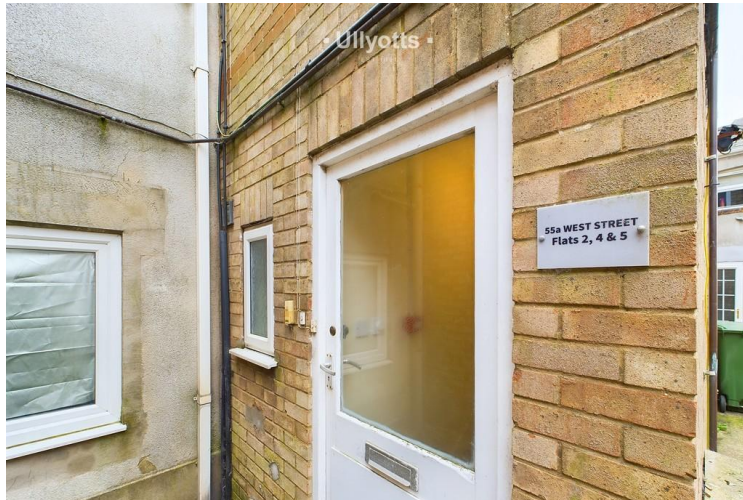
The property benefits from uPVC double glazing



Bedroom



View



Entrance



Parking

throughout.

CENTRAL HEATING

Electric heating throughout

TENURE

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

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - E

SERVICES

All mains services are available at the property.

The vendor has advised that the property has current D1 category fire alarm and a LD1 system which was installed in 2024 and meets current regulations as checked by Humberside Fire Service.

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 01262401401
Option 1

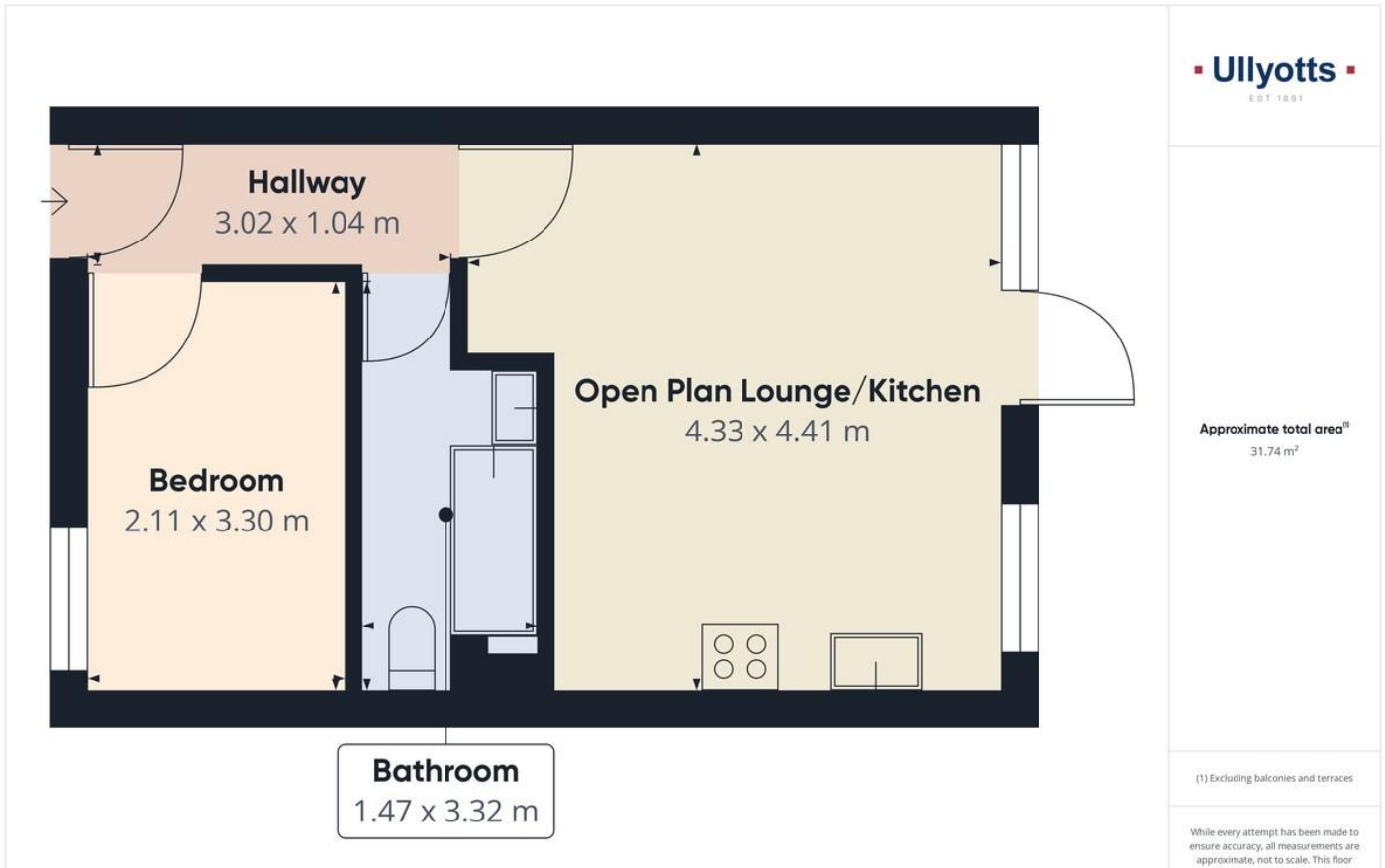
Regulated by RICS



Flat 2, 55a West Street



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



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



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations