

▪ Ulllyotts ▪

EST 1891



6 Headlands Walk
Bridlington

YO16 6XY

GUIDE PRICE

£49,950

1 Bedroom Bedsit Apartment

▪ Ulllyotts ▪

EST 1891

01262 401401



Area



Allocated
Parking



Electric Storage Heating

6 Headlands Walk, Bridlington, YO16 6XY

Offered with no onward chain, this ground floor apartment is an ideal lock-up-and-leave holiday home, investment or first home. Featuring a bedroom-sitting area and a separate kitchen and bathroom. The property offers the convenience of an off-street parking area and access to communal gardens.

Headlands Close is on the north side of the town in a sought-after residential area offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on

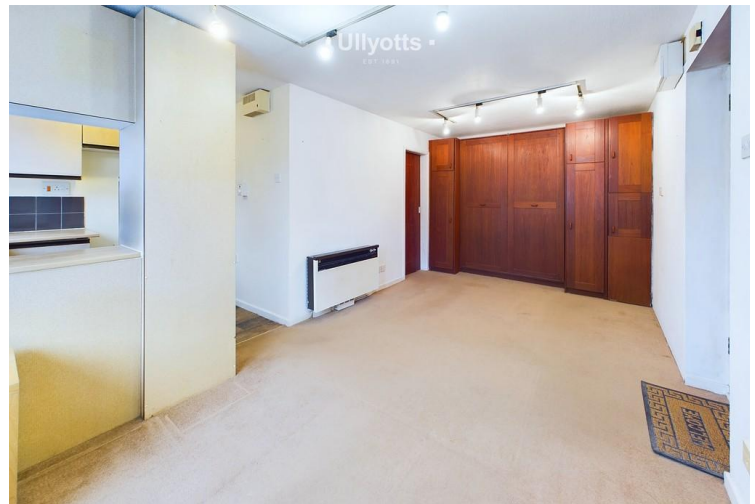
Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store.

The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington is a charming coastal town offering a perfect blend of seaside living and family-friendly amenities. Known for its beautiful sandy beaches, bustling promenade, and historic harbour, the town provides excellent schools, leisure facilities, and a variety of shops and eateries. With a vibrant community and easy access to nearby countryside, Bridlington is an ideal location for families seeking a relaxed lifestyle by the sea.



Sitting Room / Bedroom



Sitting Room / Bedroom



Sitting Room / Bedroom



Kitchen

Accommodation

COMMUNAL ENTRANCE

Entrance is via a communal wooden door with letterboxes for each flat. A communal entrance hall gives access to flat 6 and a rear door offering access to the communal rear garden .

SITTING ROOM / BEDROOM

16' 8" x 9' 0" (5.09m x 2.75m)

With a window to the front elevation with a built in window seat, electric storage heater, built in storage cupboards with hanging space and pull down bed, sliding door leading to the dressing area and open plan to:

KITCHEN

7' 9" x 5' 6" (2.38m x 1.68m)

With a range of wall, base and larder units, worktop over and tiled splashback, space for electric cooker, fridge and washing machine, wall mounted electric water heater and window to the front elevation.

DRESSING AREA

5' 1" x 4' 4" (1.55m x 1.33m)

With a vanity wash hand basin, wall mounted storage cupboard, drawer unit with worktop over, a storage cupboard housing the hot water cylinder and access to:

BATHROOM

5' 10" x 5' 0" (1.79m x 1.53m)

The bathroom benefits from a panelled bath, WC, partially tiled walls and extractor fan.

HEATING

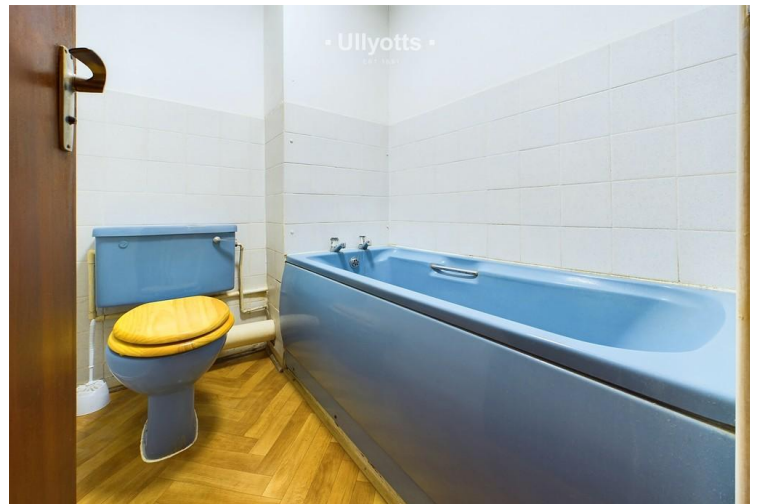
Electric Storage heating throughout

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.



Dressing Area



Bathroom



Communal Entrance



Entrance

PARKING

A communal parking area to the side of the property offers one parking space per flat.

COMMUNAL GARDENS

A communal lawned garden with clothes drying area.

TENURE

The property is leasehold and benefits from a 120-year lease from June 1982.

A ground rent of £28.50 is payable twice a year. The buildings insurance is currently split between the flats.

For the maintenance the management company visits the property annually to inspect and the maintenance is split equally between each flat owner.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - AWAITING

SERVICES

Electric water and mains drainage are available.
No Gas to the property.



Communal Gardens



Parking

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.

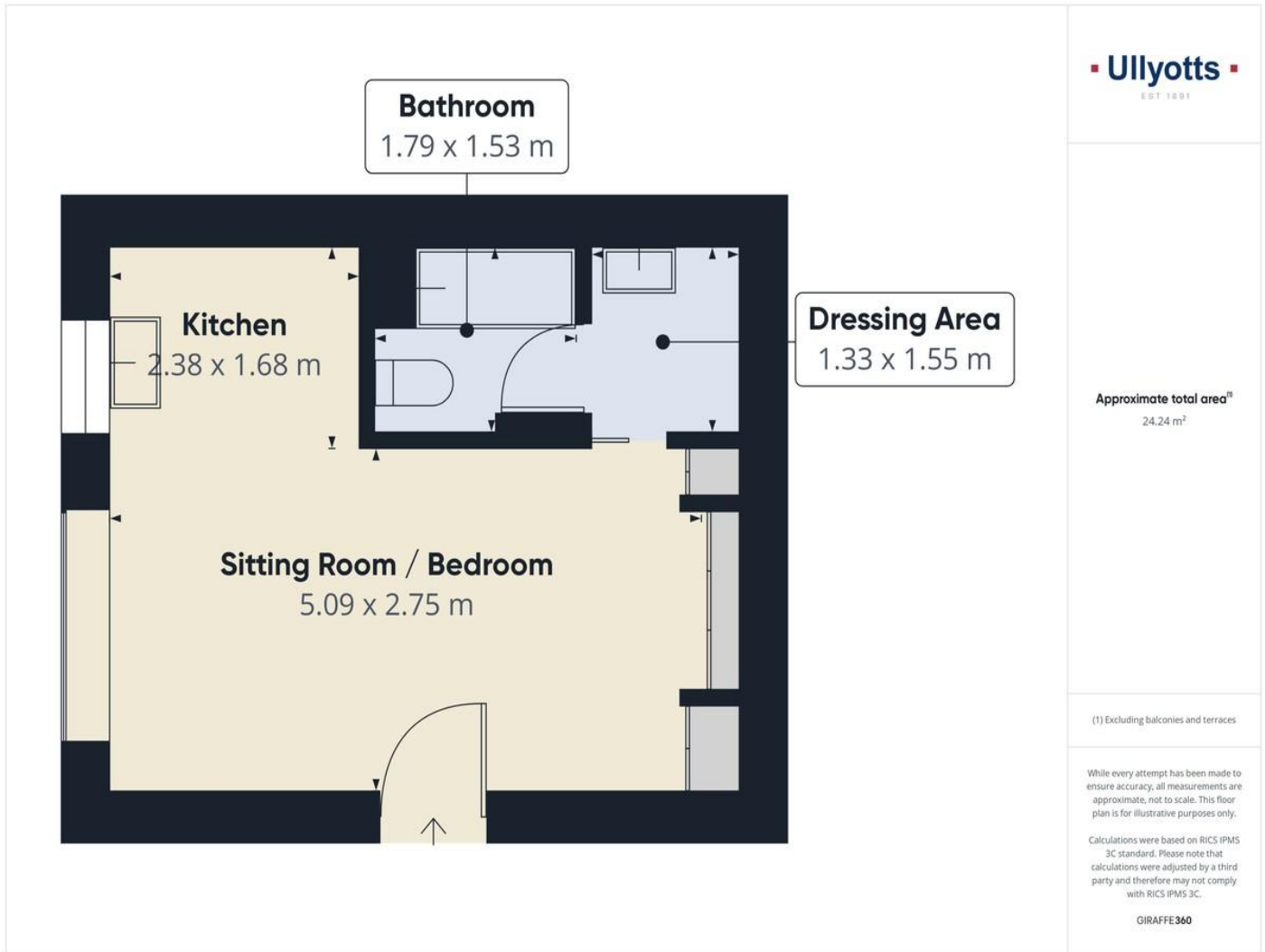
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 25 m² (269 ft²)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



6 Headlands Close



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