



81 Eighth Avenue
Bridlington

YO15 2NA

ASKING PRICE OF

£150,000

3 Bedroom First Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Open plan lounge and dining area



Off Road
Parking



Gas Central Heating

81 Eighth Avenue, Bridlington, YO15 2NA

Situated on the north side and just a few minutes' walk from the sea, bus stop to hand, and private parking to the rear. A most unusual opportunity to buy a spacious three-bedroom first floor apartment in a highly popular residential area. The gas central heated and mainly double-glazed accommodation requires some refurbishing but provides a fantastic investment opportunity with amazing potential. Comprises of generous sized accommodation including private entrance, sitting room, dining room, kitchen, three bedrooms and bathroom.

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.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and held the south, together with

some villages. Bus services are available within the town and to other areas.

Doctors' surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

Sewerby Hall, a pleasant walk from the North Side, has gardens and parks open to the public as is the historic house complemented by a café. Danes Dyke Nature Reserve is a little further along the coast.

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.



Open plan lounge and dining area



Kitchen



Pantry



Storage possible kitchen extension

Accommodation

The accommodation briefly comprises, private entrance, open plan lounge and dining room, kitchen, three bedrooms and shower room. The property does require upgrading in areas but the potential of this property can only be fully appreciated by inspection. There is a garden area, off road parking to the rear of the property.

ENTRANCE

A private uPVC entrance door with stairs up to first floor landing with window to side elevation, radiator and doors to all rooms.

OPEN PLAN LOUNG AND DINING AREA

19' 11" x 9' 10" (max) (6.07m x 3m)

A south facing open plan lounge and dining area with windows to front and side elevation, gas fire with feature surround, picture rail and radiators.

KITCHEN

7' 5" x 11' 9" (2.28m x 3.6m)

With a range or wall and base units and work top over, window to side elevation, stainless steel sink and drainer, space for cooker. Wall mounted Ideal gas central heating boiler.

Note: The kitchen could be extended into a breakfast/kitchen

catching the morning sun by incorporating the pantry, storage area and the secondary staircase which is little, if ever, used.

BEDROOM 1

10' 10" x 13' 3" (3.32m x 4.06m)

With South facing window o front elevation, storage cupboard and radiator.

BEDROOM 2

10' 11" x 13' 2" (3.33m x 4.02m)

With window to rear elevation overlooking the gardens, storage cupboards and radiator.

BEDROOM 3

6' 0" x 8' 10" (1.85m x 2.7m)

With window to rear elevation and radiator.

SHOWER ROOM

5' 2" x 8' 10" (1.6m x 2.7m)

With window to rear elevation, vinyl flooring, low level WC, wash hand basin, quadrant shower with tiled surround and electric shower unit, extractor fan and radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Shower room

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing in some parts of the property.

OUTSIDE

The front of the property belongs and is maintained by the ground floor apartment. Access to the rear is shared with the ground floor apartment (No. 79) 2 parking spaces and garden which form part of the property.

TENURE

Long leasehold. Further details on the lease and any additional charges are available upon request.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED E

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.

WHAT'S YOURS WORTH?

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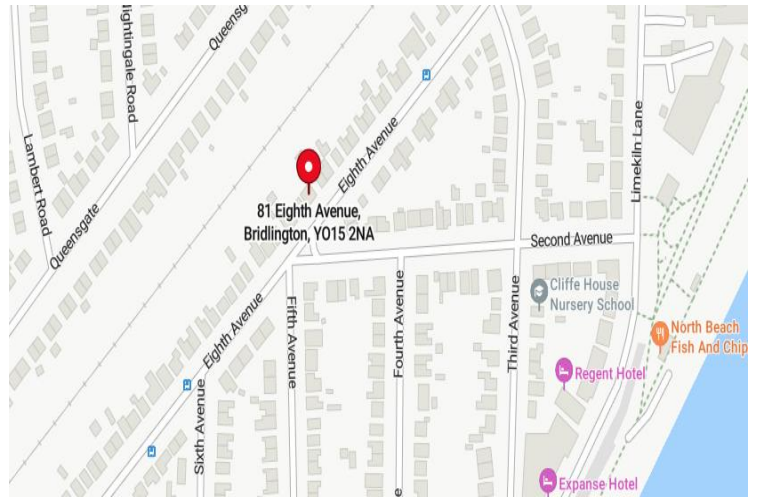
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Side entrance



Map of area



North Beach Chalets at the end of Eighth Avenue

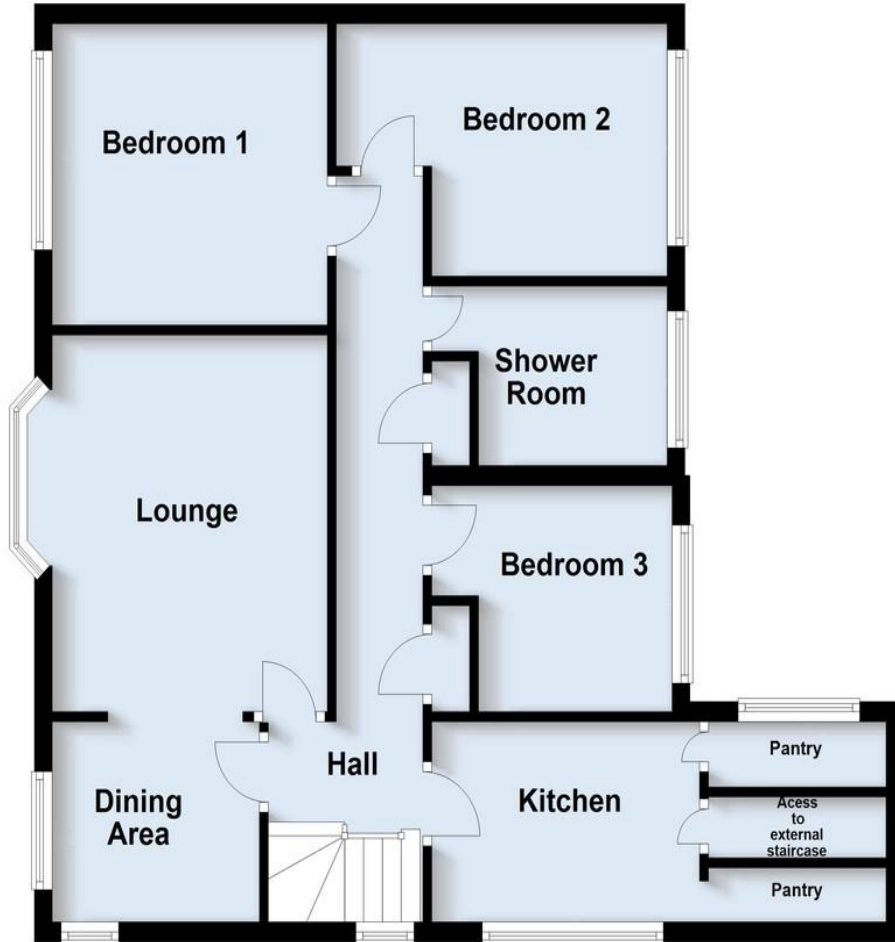


North beach



The stated EPC floor area, (which may exclude conservatories),
is approximately 83 sq m

First Floor



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■ 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



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