



Ulllyotts
Estate Agents

Flat 7, 3 Cloisters Mews
Gordon Road, Bridlington
YO16 4PW

First floor apartment

One large double bedroom

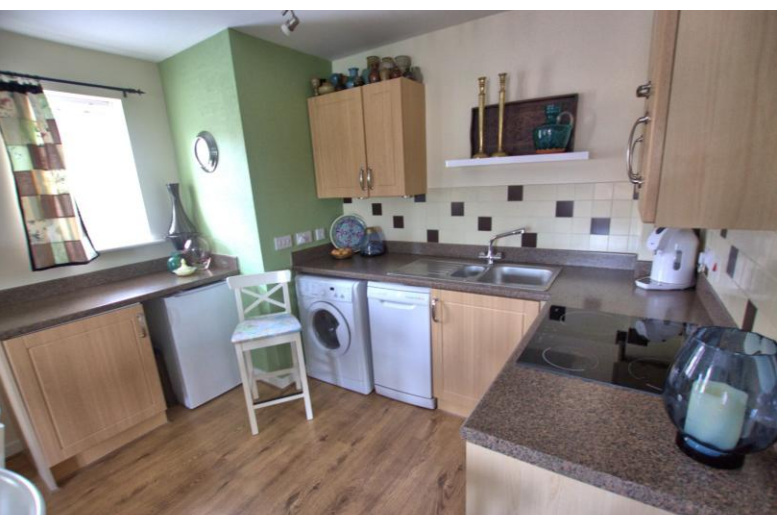
Electric heating & uPVC DG

Great condition throughout

Fully managed building & grounds

Close to the Old Town

Asking Price Of:
£72,500



01262 401401

www.ullyotts.co.uk

brid@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

Flat 7, 3 Cloisters Mews

Bridlington

YO16 4PW



LOCATION

The property was built under the NHBC Scheme forming part of a complex of residential units in the heart of the Old Town conservation area, High Street within immediate walking distance of local shops, buses, Priory Church, Bayle Gate Museum, convenience store and Westgate Park.

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.



ACCOMMODATION

This delightful first floor apartment offers one large double bedroom with open plan living room and kitchen, with a Juliette balcony overlooking the gardens and car park area.

The apartment is well presented throughout and has the benefit of electric heating, uPVC double glazing and a private parking space which is set within the enclosed grounds which are fully maintained under a management scheme.

The property must be seen to appreciate the quality on offer and would be perfect for investors, retirees or first time buyers.

COMMUNAL HALL

With intercom, private hallway and stairs leading to first floor landing.

ENTRANCE HALL

10' 3" x 3' 3" (min) (3.12m x 0.99m)

With electric panel heater, two storage cupboards, thermostat and laminate flooring.



LOUNGE AREA

16' 1" x 14' 10" (4.9m x 4.52m)

With a Juliette balcony to the front elevation, window to side, laminate flooring and TV point. Opening into kitchen area.



KITCHEN AREA

10' 9" x 5' 8" (3.28m x 1.73m)

With a modern range of wall and base units, stainless steel sink unit, space for washing machine, dishwasher and fridge, tiled splashbacks, window to side elevation and laminate flooring.



BEDROOM

12' 2" x 10' 2" (3.71m x 3.1m)

With laminate flooring, electric panel heater and window to front elevation.



BATHROOM

7' 10" x 4' 7" (2.39m x 1.4m)

A modern white suite comprising panelled bath, low level WC, pedestal wash hand basin, tiled walls, vinyl flooring and heated towel ladder.



OUTSIDE

The property has an allocated parking space (space 16). There is a communal bin area, cycle store and communal gardens which are maintained under the service charge.



TENURE

Leasehold. The ground rent at present is £300 per annum. Ground rent cost is covered for 2019. The management and maintenance costs are currently £74.95 per month.

SERVICES

Mains services connected, there is no gas.

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.

Floor plans are for illustrative purposes only.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

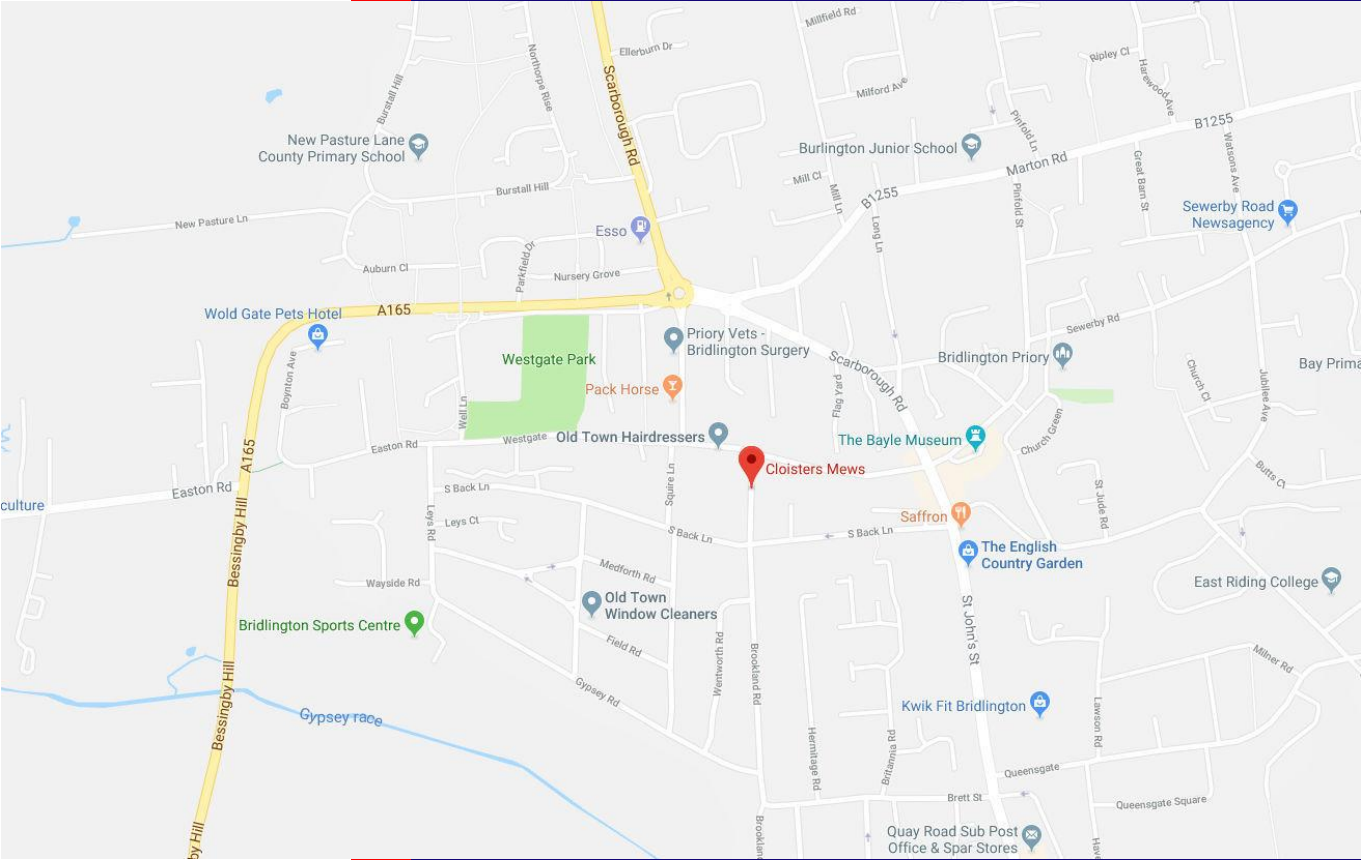
VIEWING

Strictly by appointment (01262) 401401 or
brid@ullyotts.co.uk

Regulated by RICS

First Floor





■ **Ulllyotts** ■

Estate Agents

01262 401401



16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com