



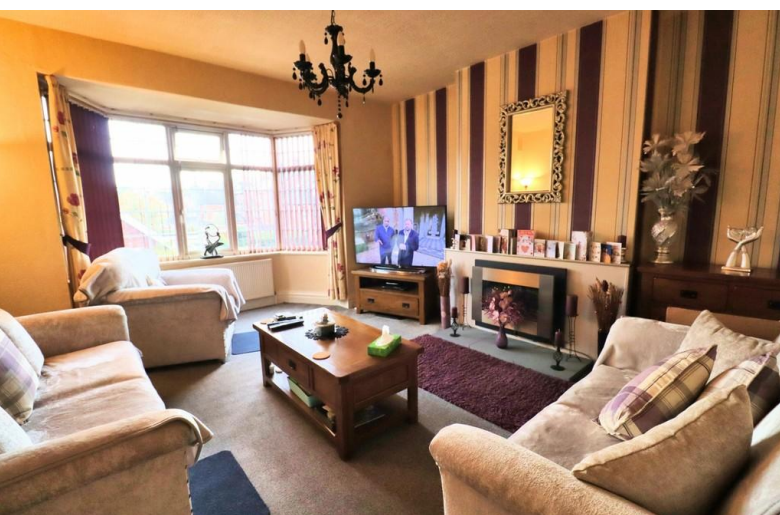
**Ulllyotts**  
Estate Agents

**Flat 2, 5 Borough Road  
Bridlington  
YO16 4HN**

One bedroom  
Gas central heating  
Upvc double glazing

Brick shed  
First floor

**Asking Price Of:  
£75,000**



01262 401401

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# Flat 2, 5 Borough Road

## Bridlington

### YO16 4HN



#### LOCATION

The property is set in a very good location just on the west side of Bridlington town centre with all the shops, amenities, schools and buses all within immediate reach and just a short walk away.

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

The property is in very good order throughout and offers good sized one bedroomed accommodation, briefly comprising, entrance with own front door and stairs leading up, landing, one bedroom, lounge, kitchen, bathroom and separate wc. On street parking, brick built shed and shared garden.

#### ENTRANCE HALL

With stairs leading off

#### LANDING

12' 6" x 4' 6" (3.81m x 1.37m)

With loft access and doors to:-

#### KITCHEN

10' 1" x 8' 8" (3.07m x 2.64m)

Wall and base units, space for cooker, extractor, space for fridge freezer, dishwasher and washing machine, worktop over, stainless steel sink and mixer taps, tiled splash back, wall mounted gas central heating boiler, vinyl flooring and window to front elevation.



#### LOUNGE

17' 4" x 14' 6" (5.28m x 4.42m)

With bay window to front elevation, TV point, radiator, gas fire in situ with feature fireplace.



## **BEDROOM**

13' 10" x 12' 9" (4.22m x 3.89m)

With window to rear and radiator.



## **SEPARATE WC**

4' 1" x 2' 11" (1.24m x 0.89m)

With low level wc, vinyl flooring and window to rear elevation.



## **BATHROOM**

7' 6" x 6' 3" (2.29m x 1.91m)

With modern white suite, paneled bath with glass shower screen, thermostatic shower over, pedestal wash hand basin, tiled walls, vinyl flooring, window to rear elevation and airing cupboard.



## **OUTSIDE**

The is a shared garden to the rear of the property, with a brick built shed and hanging space for washing.

## **SERVICES**

All mains services connected.

## **COUNCIL TAX BAND**

Band A.

## **ENERGY PERFORMANCE CERTIFICATE**

Rating C.

**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.

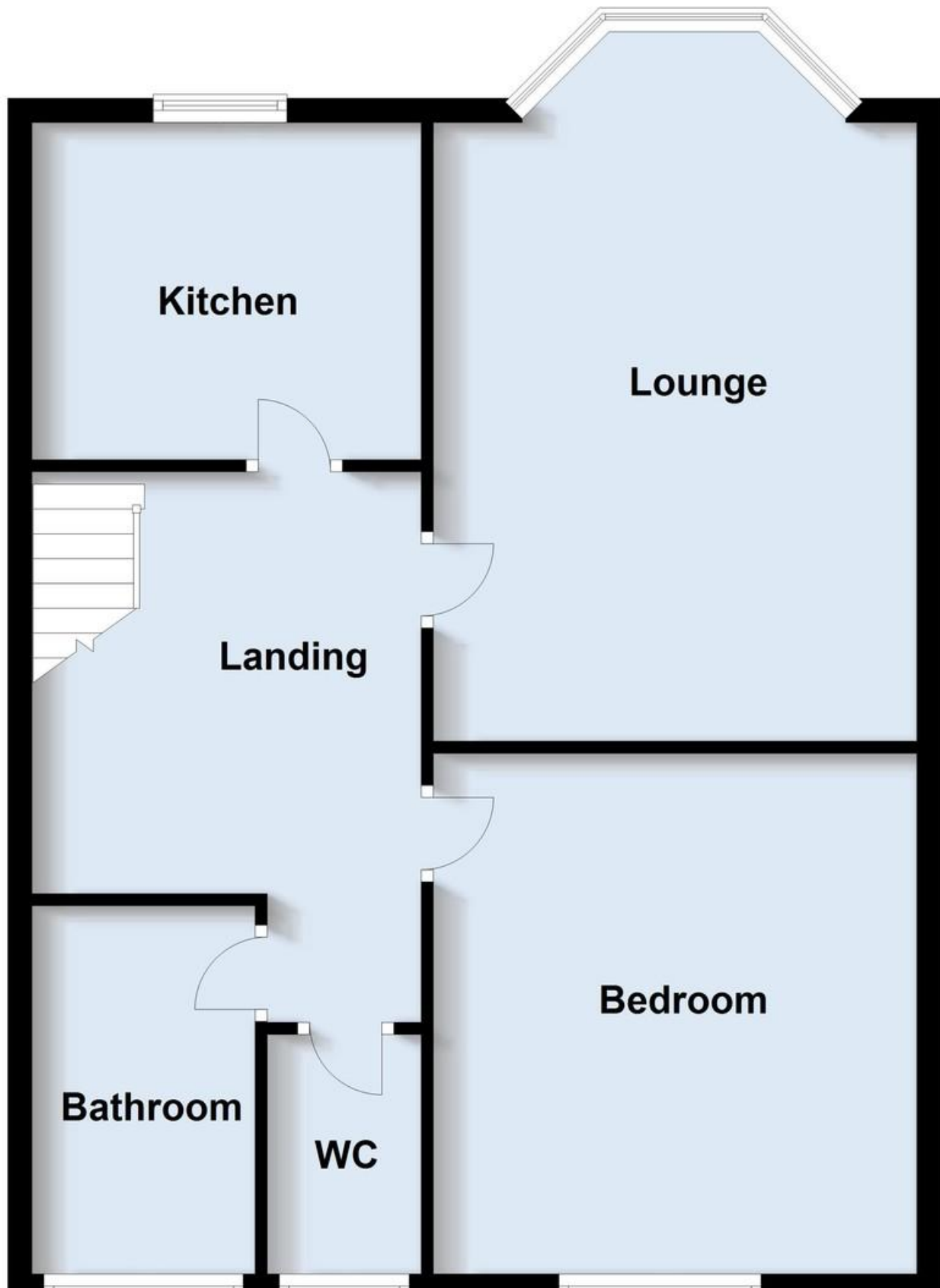
Floor plans are for illustrative purposes only.

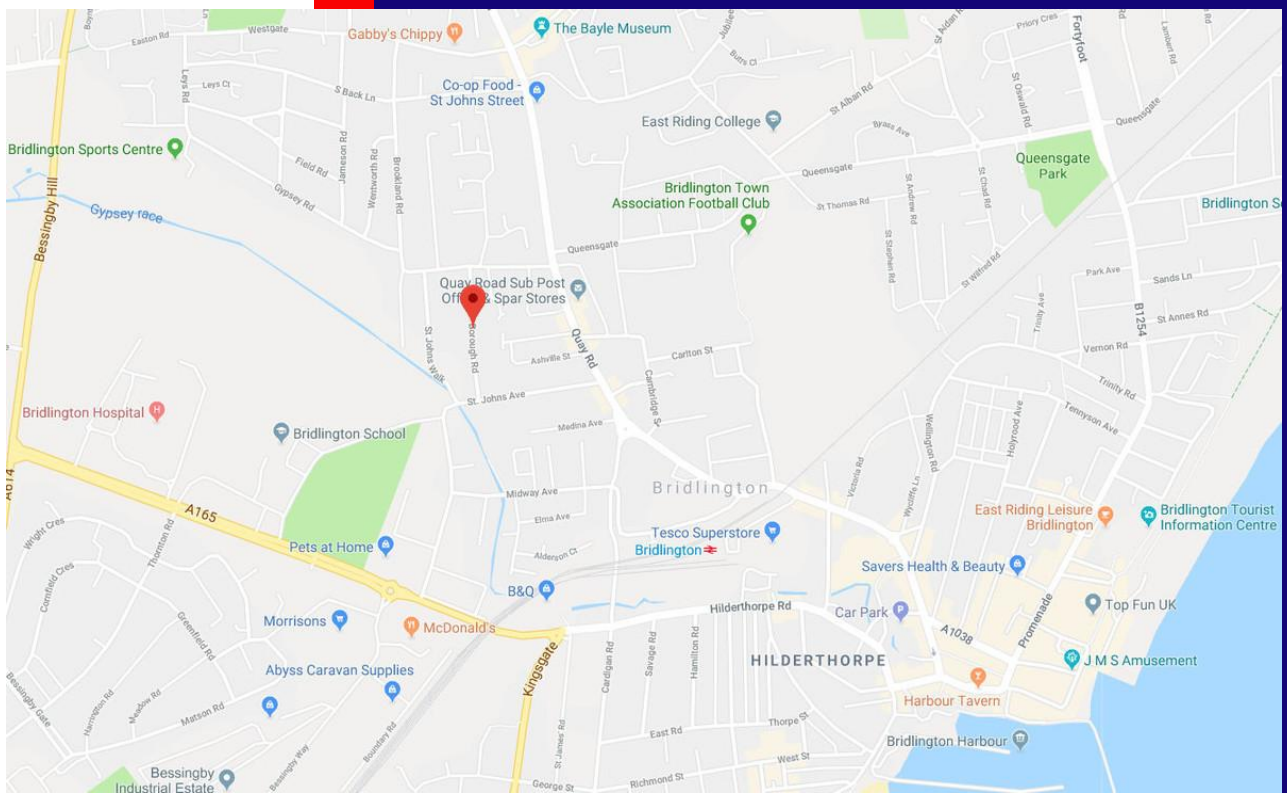
**VIEWING**

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

Regulated by RICS

## Ground Floor









**16 Prospect Street, Bridlington, YO15 2AL**

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



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