



Flat D 32 High Street
Bridlington
YO16 4PX

TO LET

£500 pcm

1 Bedroom Second Floor Flat

■ Ulllyotts ■
EST 1891

01377 253456

Flat D, 32 High Street

Bridlington

YO16 4PX

COMMUNAL ENTRANCE HALL

Stairs to first and second floors. Flat door opening to:

HALL

6' 0" x 5' 8" (1.84m x 1.74m)

Plumbing for washing machine. Mains smoke alarm and heat sensor. Carpet. Radiator. Central light fitting. Doors to bedroom and bathroom and door to:

LOUNGE

13' 11" x 12' 3" (4.26m x 3.75m)

Carpet. Radiator. Central light fitting. Opening into:

KITCHEN AREA

9' 3" x 3' 5" (2.84m x 1.05m)

Built-in cupboard and drawers. Vinyl flooring. Built-in electric oven and 4-ring electric hob. Chimney-style cooker hood. Central light fitting. Mains smoke alarm.

BEDROOM

13' 11" x 9' 8" (4.25m x 2.97m)

Central light fitting. Mains smoke alarm and heat detector. Built-in cupboard. Carpet. Radiator.

BATHROOM

7' 6" x 5' 6" (2.29m x 1.69m)

Panelled bath with shower over. Low-level WC and pedestal wash hand basin. Ladder-style radiator. Extractor fan. Central light fitting. Vinyl flooring.

CENTRAL HEATING

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

PARKING

On-street parking available in the area.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is rated Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated Band C.

SERVICES

Mains water, drainage, electricity, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £ 500.00

Damage Deposit: £ 575.00

Total: £1075.00

NOTES

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.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Regulated by RICS

The floor plan shows a property with the following layout:

- Bedroom:** A large room on the left side, shaded in light blue.
- Bathroom:** A room located between the Bedroom and the Lounge, shaded in light green.
- Lounge:** A large room on the right side, shaded in light orange.
- Kitchen:** A room located below the Lounge, shaded in light orange.
- Hallway:** A central area connecting the rooms, shaded in light blue.

The plan includes a front entrance (marked with a red arrow), a rear garden, and a rear porch. The approximate total area is 44 m² (473 ft²).

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Estate Agents

Approximate total area⁽¹⁾

44 m²

473 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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