



3 Garden Court
South Back Lane
Bridlington, YO16 4BT

TO LET

£650 pcm

2 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401

3 Garden Court

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LOCATION

The property lies towards the northern end of South Back Lane and therefore is within immediate walking distance of Old Town shops, Priory Church, Westgate Park and the old Market Place. Local buses are routed through the locality linking to the main town centre about a mile away to the south east.

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

A detached two bedroomed house which is set in a private courtyard development.

The property benefits from gas central heating, double glazing, private parking space and a rear garden. The accommodation briefly comprises living room, breakfast kitchen with utility, cloakroom, two bedrooms and family bathroom.

ENTRANCE HALL

With stairs to first floor and door to:

LIVING ROOM

With fireplace, radiator and French doors to:

BREAKFAST KITCHEN

With a range of wall, base and drawer units, electric oven, gas hob, stainless steel sink unit, radiator, smoke alarm and carbon monoxide alarm.

WC

With low-level WC and wash hand basin.

FIRST FLOOR LANDING

Smoke alarm fitted. Doors to:

BEDROOM 1

With radiator.

BEDROOM 2

With radiator.

BATHROOM

A white suite comprising panelled bath with shower over, pedestal wash hand basin, low-level WC and radiator.

CENTRAL HEATING

Gas fired central heating to radiators.

DOUBLE GLAZING

Sealed units in timber surrounds.

PARKING

Allocated parking space.

GARDEN

Rear garden with patio area.

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.

PAYMENTS

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

One month's rent: £650.00

Damage Deposit: 650.00

Total: £1300.00

SERVICES

All mains services are connected.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

VIEWING

Strictly by appointment (01262) 401401 or lettings@ullyottsbrid.co.uk

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 69 sq m

**AWAITING
FLOOR PLAN**

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