



57 Harewood Avenue
Bridlington
YO16 7QD

TO LET

£775 pcm

2 Bedroom Semi-Detached Bungalow

57 Harewood Avenue

Bridlington, YO16 7QD

LOCATION

The property is located in the middle reaches of Harewood Avenue on the edge of the ever popular Danescroft residential estate, which lies to the north of Bridlington town centre and is linked by local buses to the town and surrounding areas. There is a local convenience store in the immediate locality, with other local shops in Marton Road and the Old Town conservation area.

ACCOMMODATION

This well presented, semi-detached bungalow offers a two bedroomed layout and benefits from gas central heating, uPVC double glazing, parking, garage and gardens to the front and rear.

The accommodation briefly comprises: hallway, spacious lounge, kitchen, two bedrooms and bathroom.

ENTRANCE HALL

With uPVC entrance door.

LOUNGE

17' 11" x 12' 0" (5.46m x 3.66m)

With a feature brick fire place, radiator, windows to the rear elevation and French doors to the rear garden. Door to kitchen.

KITCHEN

8' 3" x 7' 8" (2.51m x 2.34m)

With a range of wall, base and drawer units, worktop over, stainless steel sink unit, built in oven, gas hob and extractor. Tiled surrounds, uPVC side entrance door and window to the rear elevation.

BEDROOM 1

13' 11" x 9' 8" (4.24m x 2.95m)

With window to the front elevation and radiator.

BEDROOM 2

10' 0" x 8' 1" (3.05m x 2.46m)

With window to the front elevation and radiator.

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)

A white suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, radiator, tiled surrounds, cupboard and window to the side elevation.

OUTSIDE

The property has a lawned frontage with hedge and wall boundaries, to the side is a driveway offering parking and which leads to the single brick built garage with up and over door to the front.

To the rear is a private and enclosed garden with lawn, trees, hedging and fencing.

PAYMENTS

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

One month's rent: £775.00

Damage Deposit: £775.00

Total: £1,550.00

SERVICES

All mains services connected.

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.

* 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.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

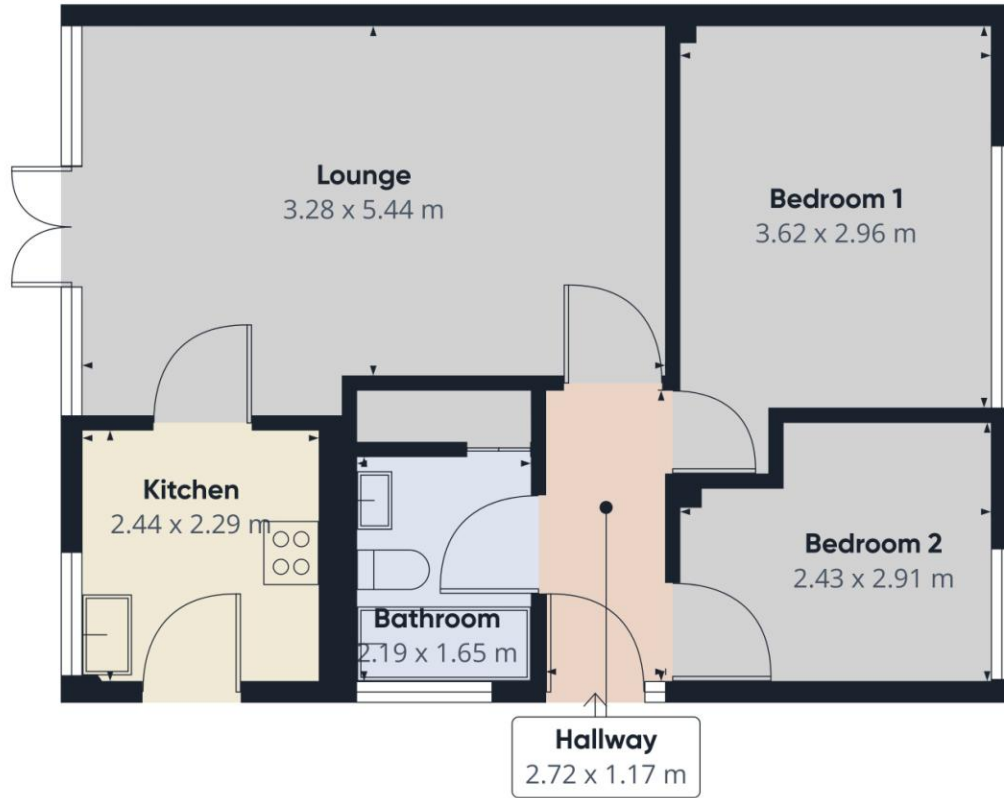
Rating D.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

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



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Approximate total area⁽¹⁾
50.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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