



Flat 1

84 Promenade

Bridlington, YO15 2QL

TO LET

£485 pcm

1 Bedroom First Floor Flat

■ Ulllyotts ■

EST 1891

01262 401401

# Flat 1, 84 Promenade

## Bridlington

### YO15 2QL

Newly decorated one bedroom first floor flat located on the north side of Bridlington with surrounding shops and amenities. Within a stones throw to the north beach and offering sea views to the rear!

#### LOUNGE

18' 10" x 17' 6" (5.75m x 5.35m)

Large bay window to the front elevation and overlooking the park. Newly decorated walls. Feature brick fire place with gas fire in situ. Pendant light fitting. New carpet. Radiator.

#### BEDROOM

14' 0" x 10' 4" (4.28m x 3.17m)

With window to rear elevation. Newly decorated walls. Pendant light fitting. New carpets. Radiator.

#### WC

5' 0" x 3' 2" (1.54m x 0.98m)

With window to side elevation and half tiled walls. Low level WC. Newly decorated. Pendant light fitting. Vinyl flooring.

#### BATHROOM

6' 11" x 6' 7" (2.12m x 2.02m)

With window to side elevation and half tiled walls. Comprising white suite with panelled bath, mixer tap, and wall mounted porcelain sink. Towel rail and chrome grab handles. Newly decorated. Pendant light fitting. Radiator. New vinyl flooring.

#### KITCHEN

11' 0" x 10' 11" (3.37m x 3.34m)

With large window to rear elevation providing sea views. With modern mix of base and wall units with worktops. Chrome sink with mixer tap. Integrated 'Logik' electric oven and hob. Wall mounted Worcester combination boiler. Pendant light. Radiator. Newly decorated with new vinyl flooring.

#### CENTRAL HEATING

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

#### DOMESTIC HOT WATER

Provided by the gas combination boiler.

#### DOUBLE GLAZING

The property benefits from sealed unit uPVC double glazing throughout.

#### OUTSIDE

Area for bins.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

Rating D.

#### PAYMENTS

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

One month's rent: £485.00

Damage Deposit: £485.00

Total: £970.00

#### SERVICES

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

#### 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.

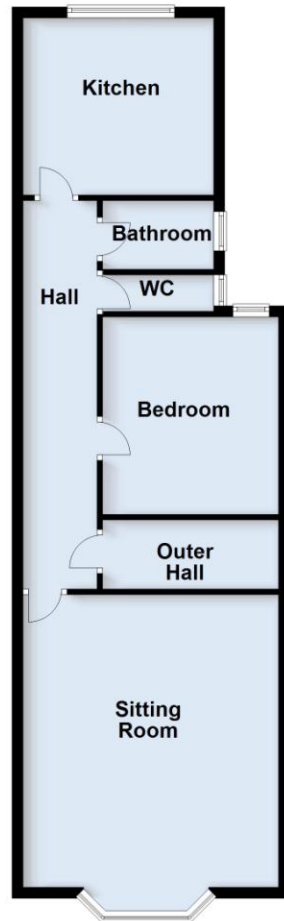
However, the landlord is not responsible for the replacement or repair of these items.

#### VIEWING

Strictly by appointment with Ulyyotts.

Regulated by RICS

The stated EPC floor area is approximately 70 sq m





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