



Flat 6 4 Lansdowne Road
Bridlington
YO15 2QS

TO LET

£450 pcm

1 Bedroom Ground Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge



On Road
Parking



Gas Central Heating

Flat 6 4 Lansdowne Road, Bridlington, YO15 2QS

The property briefly comprises entrance hall, one bedroom, open plan lounge/ diner with kitchen, inner hallway shower room with wc. New carpets to be fitted throughout.

The property lies just off the Bridlington's Promenade and Bridlington's main town centre and less than 200m from the north side sea front. The town and all its facilities is therefore are immediately to hand.

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.



Kitchen

Accommodation

ACCOMMODATION

The property briefly comprises entrance hall, one bedroom, open plan lounge/ diner with kitchen, inner hallway shower room with wc. New carpets to be fitted throughout.

ENTRANCE HALL

9' 10" x 3' 5" (3m x 1.04m)

With doors to:

BEDROOM

11' 1" x 9' 4" (3.38m x 2.84m)

With window to front elevation and radiator.

LOUNGE / DINER / KITCHEN

15' 00" x 14' 3" (4.57m x 4.34m)

Open plan kitchen living diner with wall and base units, electric oven, gas hob and extractor fan. Stainless steel sink and mixer tap, space for washing machine and fridge freezer.

INNER HALLWAY

With radiator and rear entrance door.

SHOWER ROOM

6' 9" x 5' 1" (2.06m x 1.55m)

With quadrant shower cubicle, pedestal wash hand basin and window to rear elevation.

WC

With window to rear elevation and low level wc.

COMMUNAL YARD

There is a communal yard to the rear of the property.

COUNCIL TAX BAND

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



Bedroom 1

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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: £450.00

Damage Deposit: £450.00

Total: £900.00

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

HOW TO APPLY FOR THIS PROPERTY

To apply for this property visit www.ullyotts.co.uk/apply-to-be-a-tenant to fill out our online application form.

Once we have received a complete application form and six months bank statements, we will process your application form (please note this can take up to 10 working days). After your application form has been processed, we will contact to arrange a viewing

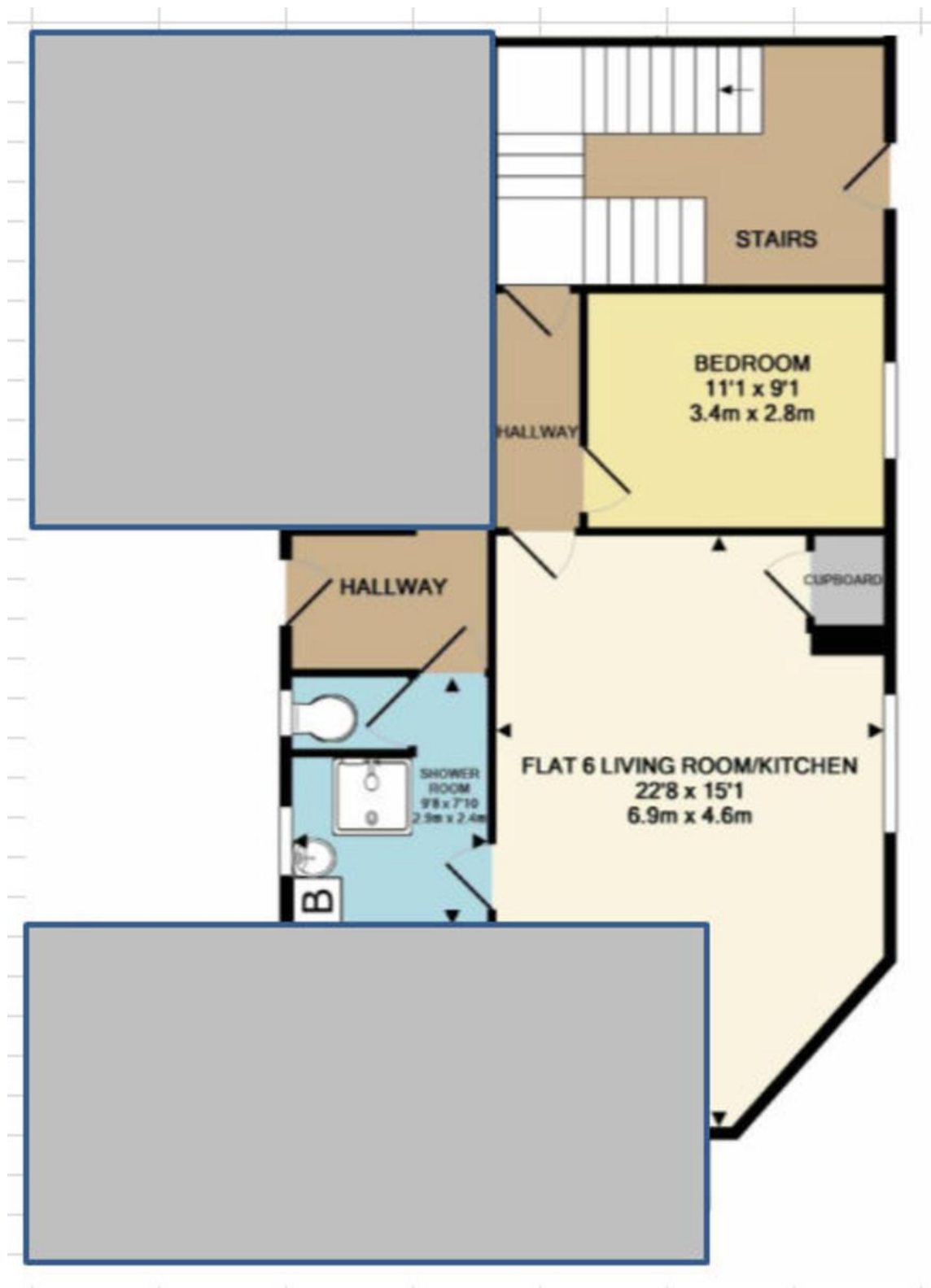


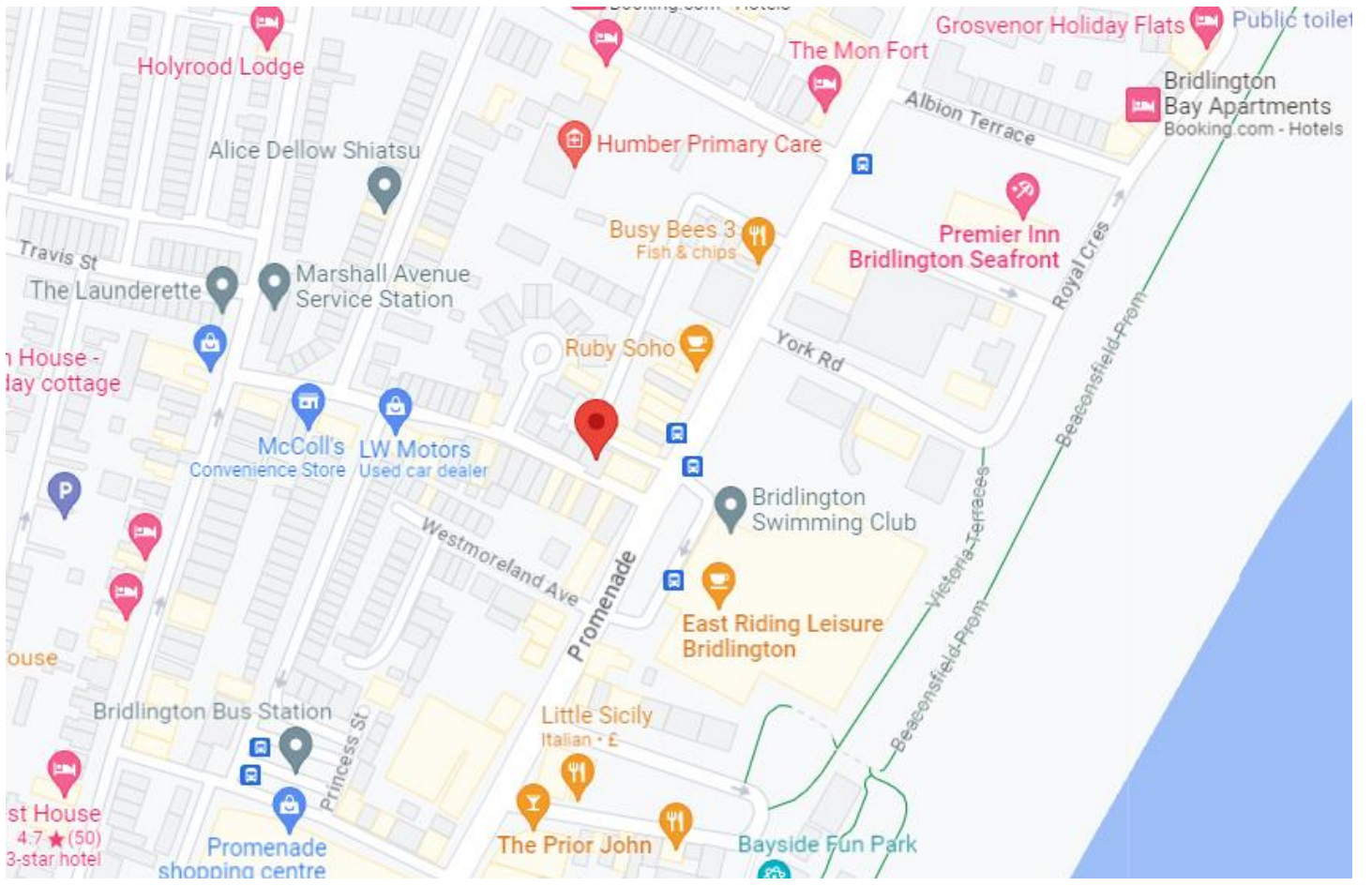
Shower Room



WC

The stated EPC floor area, (which may exclude conservatories),
is approximately 38 sq m





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