



38a Queensgate
Bridlington

YO16 7LN

TO LET

£550 pcm

1 Bedroom First Floor Flat

■ Ulllyotts ■
EST 1891

01262 401401

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Bridlington

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A newly decorated one bedroom first floor flat located in a popular residential area. Within walking distance of the town centre and conveniently located near to shops, amenities and open green spaces. The property benefits from communal gardens, gas central heating and UPVC double glazing throughout.

UPVC ENTRANCE DOOR

Leading to stairs. Central light fitting. Carpet. Radiator.

HALLWAY

Pendant light. Smoke Alarm. Carpet.

BATHROOM

6' 2" x 5' 8" (1.88m x 1.73m)

Frosted glass window to front elevation with roller blind*. Central light. Porcelain sink unit with mixer tap and under sink storage. Acrylic panelled bath with mixer tap and shower head. Storage cupboard housing Ideal Logic Combi C24 boiler. Vinyl flooring. Radiator.

WC

6' 1" x 2' 9" (1.87m x 0.85m)

Window to side elevation with roller blind*. Low level WC. Pendant light fitting. Radiator.

KITCHEN

9' 1" x 6' 11" (2.79m x 2.13m)

With window to rear elevation and roller blind*. Comprising wall and base units with laminate worktop. Chrome sink with mixer tap. Gas hob with extractor over. Fitted 'Diplomat' gas oven. Space for a washing machine and under counter fridge freezer. Vinyl flooring. Radiator.

BEDROOM

11' 5" x 10' 8" (3.49m x 3.27m)

With window to rear elevation with roller blind*. Pendant light fitting. Carpet. Radiator.

LOUNGE

11' 4" x 13' 2" (3.47m x 4.03m)

Window to front elevation with roller blind* and curtain pole*. Pendant light fitting. Carpet. Radiator.

GARDENS

Gated access leading to the front garden.

There is a communal garden to the rear with an area to hang washing. Own private lockable shed*.

PLEASE NOTE: The garden and grounds are maintained by the East Riding of Yorkshire Council.

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 boiler.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

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 incoming tenant will be required to pay the following:

One month's rent: £550.00

Damage Deposit: £550.00

Total: £1100.00

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.

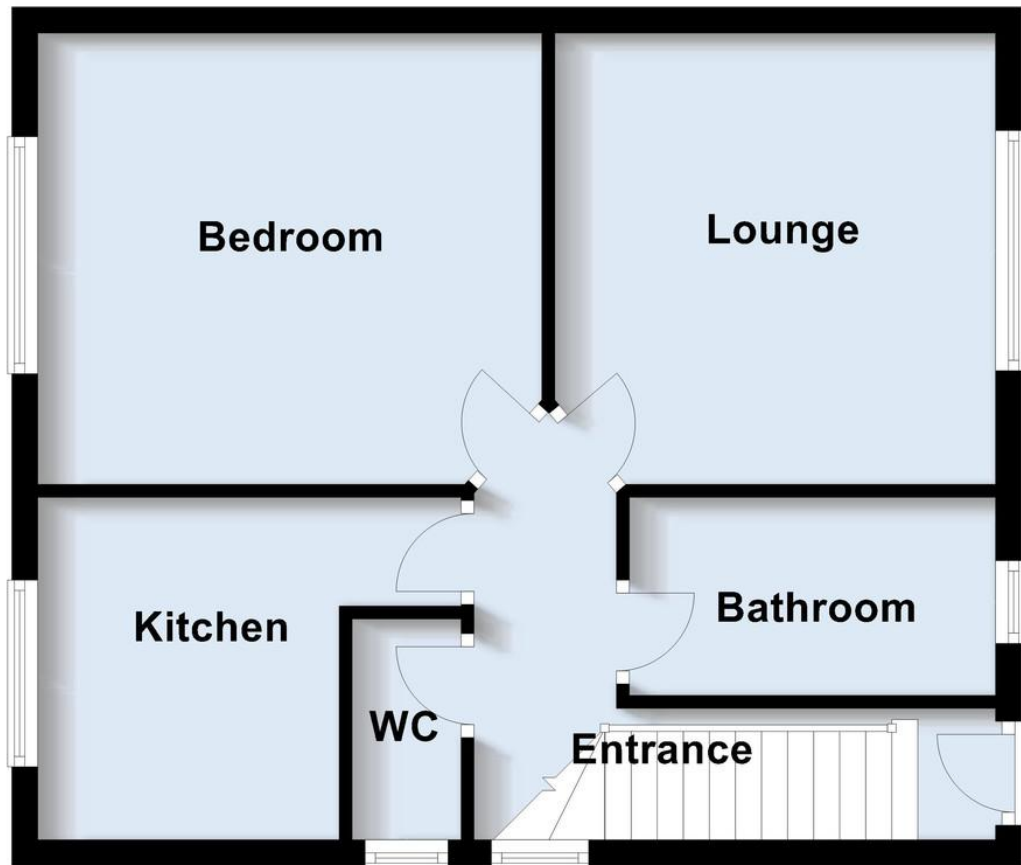
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 43 sq m



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