



115 Harewood Avenue

Bridlington

YO16 7QD

TO LET

£850 pcm

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401

# 115 Harewood Avenue

## East Yorkshire

### YO16 7QD

A three bedroom semi-detached house situated on the popular residential estate conveniently located off Marton Road. The property benefits from a long drive way offering ample off road parking leading to brick built garage and larger than average garden to the rear. The property is close to shops, local amenities and bus route.

uPVC Entrance Door with frosted glass panel to side opening into:

#### HALLWAY

With pendant light. Carpet. Radiator. Oak effect panelled door leading to:

#### LOUNGE 16' 7" x 13' 10" (5.07m x 4.24m)

Spacious lounge with large window to front elevation. Feature fireplace with wood surround tiled inset and hearth housing a gas fire. Pendant feature light with three matching wall mounted lights. Serving hatch with opening to kitchen. Oak corner unit with power and lighting\*. Carpet. Radiator. BT Open Reach internet point. Oak effect feature door opening into:

#### KITCHEN 11' 0" x 8' 11" (3.36m x 2.72m)

With range of wall and base units. Laminate work top and chrome sink. Space for under counter fridge, washing machine and gas cooker. Large window to rear elevation overlooking manicured gardens. Additional storage cupboards housing the electric meter and consumer unit. Cubby-hole located under stairs. Spot light fitting. Vinyl flooring. Radiator.

Stairs leading to Landing with additional storage. Pendant light. Carpet. Oak effect panelled door leading to:

#### BEDROOM 1 13' 10" x 9' 8" (4.23m x 2.97m)

With large window to front elevation fitted with blinds\*, curtain pole\* and curtains\*. Large fitted double wardrobe with matching drawer unit. Pendant light. Carpet. Radiator. Oak effect panelled door leading to:

#### BEDROOM 3 10' 11" x 7' 0" (3.33m x 2.15m)

With window to side elevation. Curtain rod\* and curtains\*. Pendant light. Carpet. Radiator. Oak effect panelled door leading to:

#### BEDROOM 2 9' 2" x 8' 11" (2.80m x 2.73m)

With built-in wardrobe housing the Ideal Logic Max Combi C30 boiler. With tilt and turn window to rear elevation. Pendant light. Carpet. Radiator. Oak effect door leading to:

#### BATHROOM 6' 11" x 5' 8" (2.11m x 1.73m)

Fully tiled throughout. Low level WC, porcelain sink with storage cupboard beneath and acrylic panelled bath with mixer tap and shower head. Concertina glass shower screen. Chrome ladder radiator. Tilt and turn frosted glass. Window to rear elevation with roller blind\*. Vinyl flooring.

**GARDEN** The front garden is laid to lawn with a border. The well manicured rear garden includes a mixture of shrubs, trees and flowers. Indian stone patio area. Washing line\*. Outside tap and personal door leading to garage.

**GARAGE** Brick built garage with up and over door.

**PARKING** Large driveway for good off-road parking.

**SOLAR PV SYSTEM** This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property

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

**ENERGY PERFORMANCE CERTIFICATE** Rating C.

#### PAYMENTS

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

One month's rent: £850.00

Damage Deposit: £850.00

Total: £1700.00

#### 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

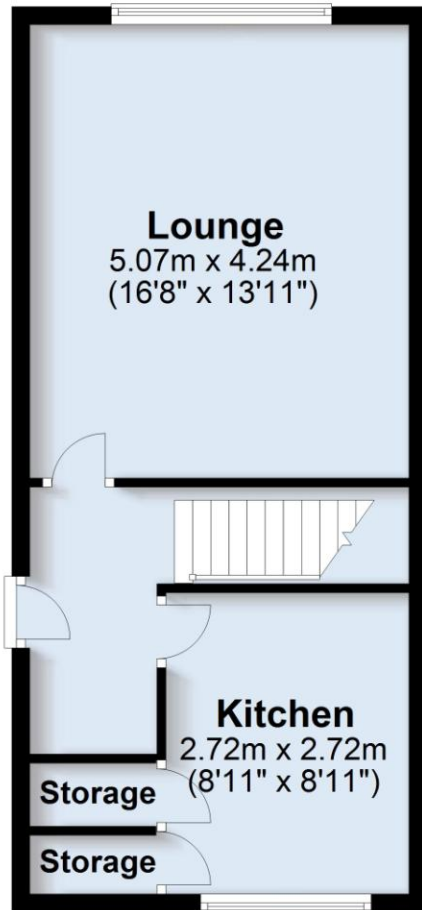
Strictly by appointment with Ulllyotts.

Regulated by RICS

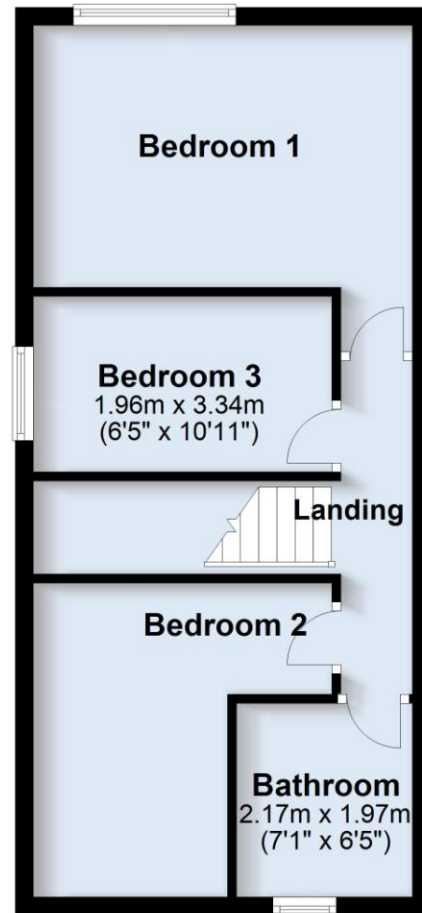


The stated EPC floor area, (which may exclude conservatories),  
is approximately 76 sq m

### Ground Floor



### First Floor



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## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
lettings@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
lettings@ullyottsbrid.co.uk



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