



13a Travis Street  
Bridlington  
YO15 2EF

TO LET

£550 pcm

3 Bedroom Maisonette

■ **Ulllyotts** ■  
EST 1891

01262 401401

# 13a Travis Street

## Bridlington

### YO15 2EF

#### LOCATION

The property is situated on the corner of Travis Street and Haslemere Avenue. The town centre is immediately accessible from the property and the north side sea front is less than a quarter of a mile away. The property is also handily located for Bridlington's town centre bus station.

#### ACCOMMODATION

A first and second floor maisonette, offering a spacious layout three bedrooms with gas central heating, uPVC double glazing and is well presented throughout. On street parking is available in the locality.

#### PRIVATE ENTRANCE

With uPVC door into.

#### ENTRANCE HALL

With laminate flooring and stairs leading to first floor.

#### FIRST FLOOR LANDING

With door to:

#### KITCHEN

12' 0" x 11' 2" (3.66m x 3.4m)

With a modern range of wall, base and drawer units, tiled splashback, worktop over, extractor fan, freestanding cooker, stainless steel sink unit with mixer tap, plumbing and space for washing machine. Radiator, wall mounted gas central heating boiler, laminate tiled flooring and window to side elevation

#### LOUNGE

13' 0" x 12' 11" (3.96m x 3.94m)

With electric fire, radiator and windows to front and side elevations.

#### BATHROOM

9' 0" x 8' 10" (2.74m x 2.69m)

With low level WC unit, pedestal wash hand basin, panel bath, radiator and window to side elevation.

#### STAIRS TO SECOND FLOOR LANDING

With doors to:

#### BEDROOM 1

12' 10" x 11' 4" (3.91m x 3.45m)

With window to front elevation and radiator.

#### BEDROOM 2

12' 3" x 8' 11" (3.73m x 2.72m)

With window to side elevation and radiator.

#### BEDROOM 3

10' 9" x 7' 9" (3.28m x 2.36m)

With velux window to rear elevation and radiator.

#### OUTSIDE

Bin area and pedestrian access only. On street parking is available in the area.

#### 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.

#### PAYMENTS

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

One month's rent: £550.00

Damage Deposit: £550.00

Total: £1,100.00

#### COUNCIL TAX BAND

Band A.

#### ENERGY PERFORMANCE CERTIFICATE

Rating D.

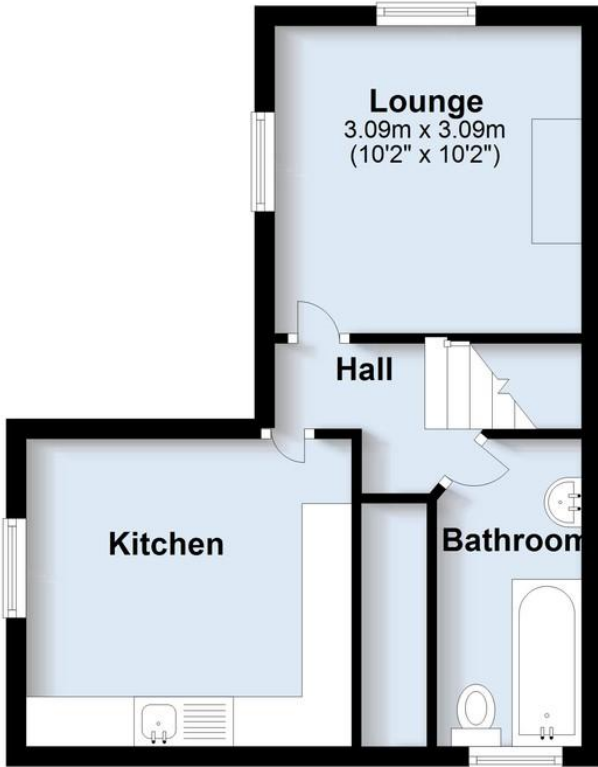
#### VIEWING

Strictly by appointment (01262) 401401 option 2 or [lettings@ullyottsbrid.co.uk](mailto:lettings@ullyottsbrid.co.uk)

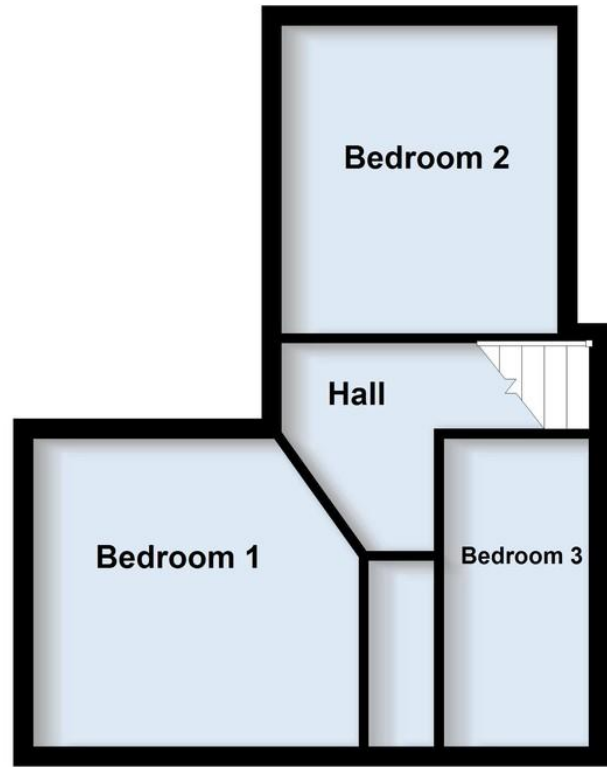
Regulated by RICS

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

### First Floor



### Second Floor



# ■ Ulllyotts ■

EST 1891



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