



Flat 2-4 Hilderthorpe Road
Bridlington

YO15 3BB

TO LET

£450 pcm

2 Bedroom First Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401

Flat, 2-4 Hilderthorpe Road

Bridlington

YO15 3BB

A two bed roomed maisonette flat benefitting from its own entrance door, stairs leading to the entrance hall, lounge, kitchen / diner, second floor, two bedrooms and bathroom. There is no outside space to the property.

OWN ENTRANCE

With stairs to the first floor.

ENTRANCE HALL

13' 1" x 9' 2" (3.99m x 2.79m)

With understairs cupboard, radiator and stairs leading to the next floor.

LOUNGE

21' 2" x 13' 1" (6.45m x 3.99m)

With radiator and two windows to the front elevation.

DOUBLE DOORS TO KITCHEN

KITCHEN

20' 7" x 7' 6" (6.27m x 2.29m)

With range of wall and base units, work surface over, radiator, built-in electric oven, gas hob and extractor, stainless steel sink and taps, space for fridge and washing machine, two windows to the rear elevation and vinyl flooring.

SECOND FLOOR

SECOND FLOOR LANDING

With radiator and doors to:

BATHROOM

7' 8" x 5' 8" (2.34m x 1.73m)

With panelled bath, pedestal wash hand basin, low level wc, vinyl flooring, tiled splash back and storage cupboard housing wall mounted gas central heating boiler.

BEDROOM 1

14' 5" x 12' 7" (4.39m x 3.84m)

With radiator and window to the front elevation.

BEDROOM 2

12' 4" x 9' 3" (3.76m x 2.82m)

With two windows to the front elevation and radiator.

OUTSIDE

There is no outside space or parking with the property.

PAYMENTS

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

One month's rent: £500.00

Damage Deposit: £500.00

Total: £1,000.00

SERVICES

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

COUNCIL TAX BAND

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

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.

* 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.

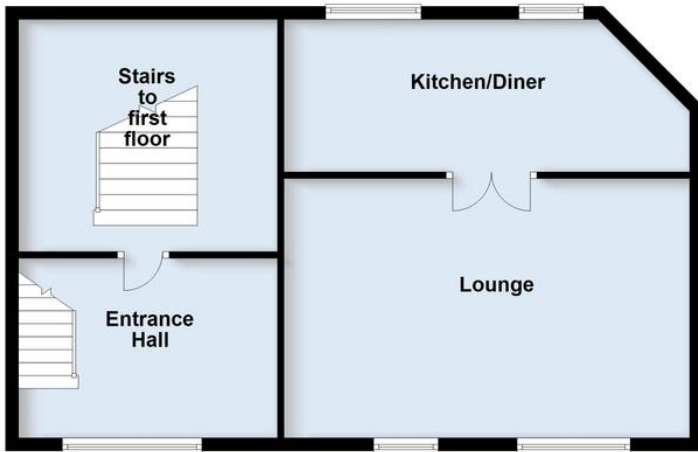
HOW TO APPLY FOR THIS PROPERTY

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

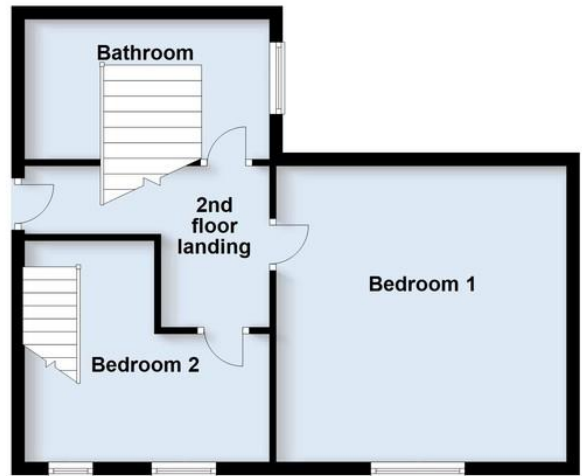
Once we have received a complete application form and six months bank statements, we will process your application form (please note this can take up to 10 working days). After your application form has been processed, we will contact to arrange a viewing of the property.

The stated EPC floor area, (which may exclude conservatories),
is approximately 97 sq m

Ground Floor



First Floor



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