



Flat 3 5 Vernon Road
Bridlington
YO15 2HQ
TO LET
£500 pcm

1 Bedroom Second Floor Apartment



Kitchen

 1
  1
  1
  On Road Parking
  Gas Central Heating

Flat 3 5 Vernon Road, Bridlington, YO15 2HQ

A spacious and well-presented second-floor flat, ideally positioned in the town centre and within easy walking distance of North Beach. The accommodation offers a practical and comfortable layout, comprising a modern kitchen, generous lounge, double bedroom, and three-piece bathroom. The property also benefits from gas central heating and double glazing throughout.

LOCATION

Situated just north of the town centre between Flamborough Road and the North Beach and is a highly sought-after residential location with excellent amenities and schools. Families benefit from a nursery school on Third Avenue, as well as being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Within immediate walking distance of the stunning North Side beach and promenade, the area offers easy access to coastal walks. Many properties benefit from sea views and a view of the sea is never far away. Nearby on Flamborough Road, residents can enjoy a Tesco Express, fast-food outlets, fish and chip shop, an international delicatessen, bakery, hairdresser and Seabirds public house.



Lounge



Virtually Staged Lounge



Bedroom



Virtually Staged Bedroom

Accommodation

COMMUNAL ENTRANCE

There is a communal entrance door into a lobby, stairs to first floor:-

ACCESS TO FLAT 3

Stairs to third floor.

LANDING AREA

Access to:

KITCHEN

6' 10" x 9' 4" (2.08m x 2.84m)

A modern kitchen fitted with a range of wall and base units with worktops over, complete with a stainless steel sink unit, space for a cooker and washing machine, vinyl flooring, tiled splashbacks, and a radiator. A front-facing window fitted with rail* and curtains*.

LOUNGE

10' 4" x 12' 10" (3.15m x 3.91m)

This cosy and well-proportioned lounge features a hearth with an electric stove* in situ and a front-facing window fitted with rail* and curtains*. The room also benefits from carpet flooring, a central light fitting and a radiator.

BEDROOM

11' 2" x 11' 11" (3.4m x 3.63m)

This spacious double bed room features a rear elevation window with curtain rail* and curtains*. Additional features include a full-height built-in wardrobe, central light fitting, radiator and carpet flooring.

LANDING AREA

11' 9" x 6' 4" (3.58m x 1.93m)

With loft access and radiator.

BATHROOM

11' 0" x 6' 8" (3.35m x 2.03m)

The bathroom comprises a panelled bath fitted with a mixer tap and shower-head attachment, complete with shower rail* and curtain*, along with a grab handle* for added convenience. Fitting with a pedestal wash hand basin, low-level WC, and a rear-facing window fitted with a roller blind*. The room also includes a radiator, vinyl flooring, central ceiling light, tiled splashback and a wall-mounted gas central heating boiler.



Bathroom

PARKING

On street parking is available in the locality.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Band C.

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: £570.00

Total: £1070.00

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

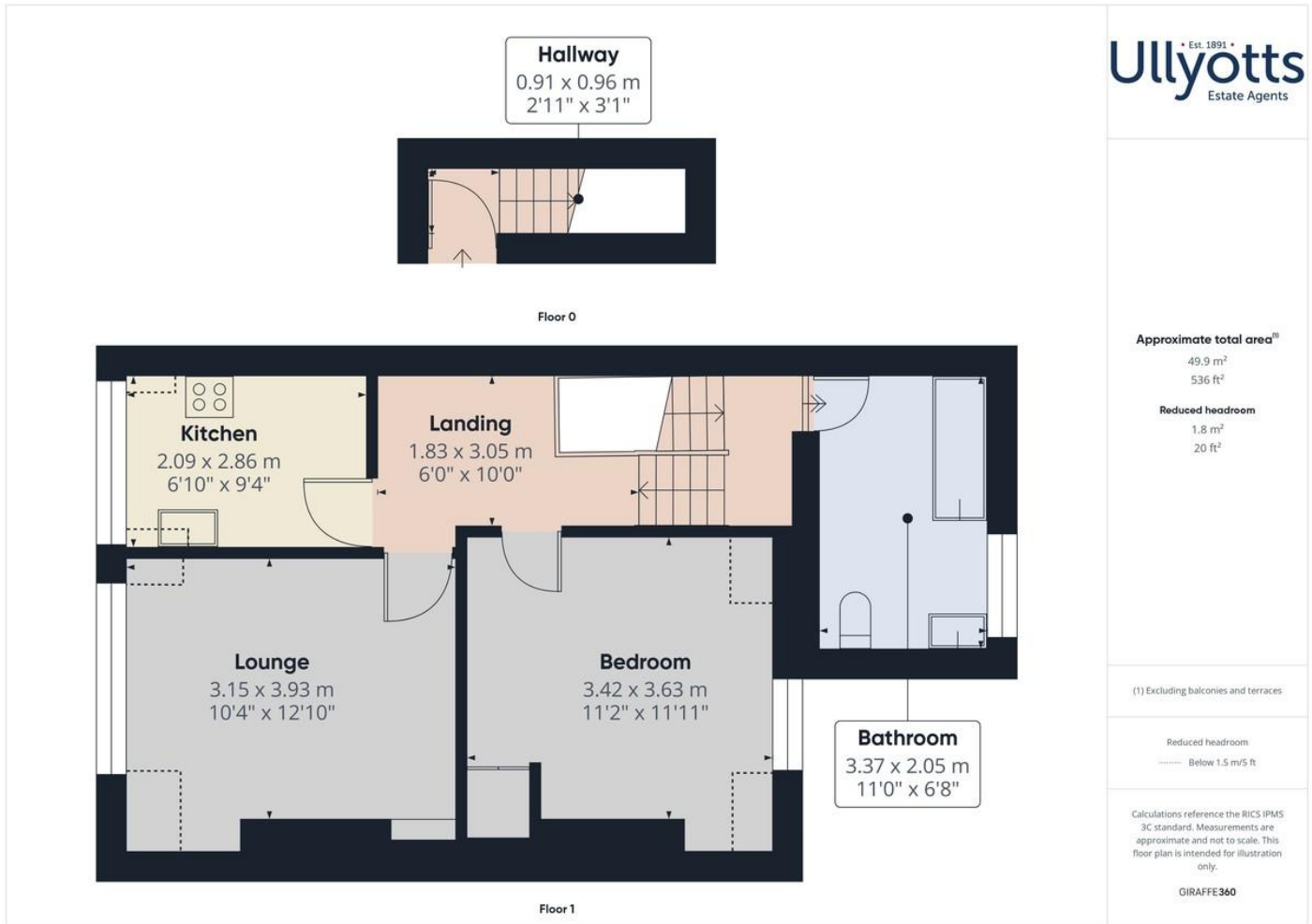


Sea view from North beach



Sea view from North beach

The digitally calculated floor area is 49.9 sq m (537 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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