



Flat 2 84 Promenade
Bridlington
YO15 2QL

TO LET

£435 pcm

1 Bedroom Second Floor Apartment

Flat 2, 84 Promenade

Bridlington

YO15 2QL

LOCATION

Located just off Bridlington's town centre and north side seafront, within immediate walking distance of all local amenities, shops, convenience stores, takeaways etc.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

An excellent second floor apartment which offers a one double bedroomed layout with a substantial living room, gas central heating and uPVC double glazing.

GROUND FLOOR COMMON ENTRY STAIRWAY

With access to common hallway through two locked security doors.

SITTING ROOM

17' 6" x 17' 5" (5.34m x 5.31m)

With radiator. Smoke alarm and CO alarm fitted.

BREAKFAST KITCHEN

12' 8" x 10' 1" (3.88m x 3.09m)

With half tiled surrounds, wall mounted combination boiler, fitted base cabinets, wall cabinet and electric cooker point. Smoke alarm and CO alarm fitted.

BEDROOM

13' 10" x 13' 9" (4.22m x 4.20m)

With radiator and built in cupboard. Smoke alarm fitted.

BATHROOM

8' 2" x 6' 7" (2.49m x 2.02m)

With radiator, half tiled surround, panel bath with shower over and fixed shower screen, pedestal wash basin and low flush WC.

OUTSIDE

Rear service yard and bin area.

PAYMENTS

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

One month's rent: £435.00

Damage Deposit: £501.92

Total: £936.92

ELECTRICITY

The electricity meter for this flat feeds the lighting for the hall and stairways. The ingoing tenant will undertake to maintain the electricity supply for the safety and lighting of the staircases.

SERVICES

All mains services connected are available.

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.

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.

COUNCIL TAX BAND

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

VIEWING

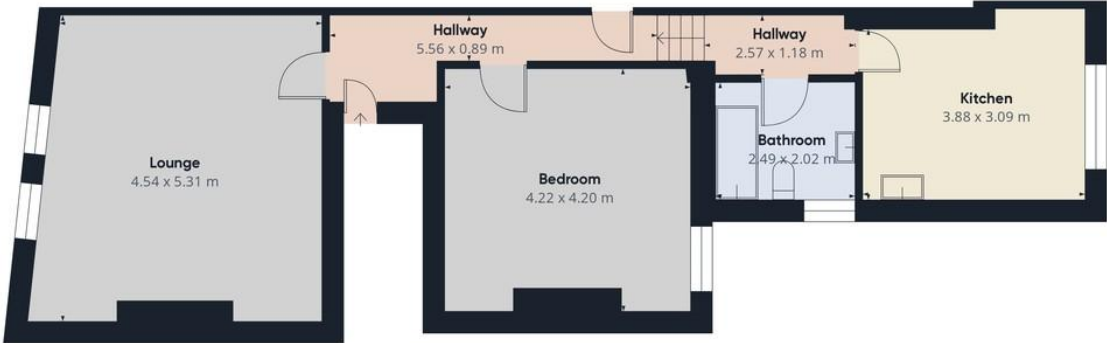
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

The stated EPC floor area, (which may exclude conservatories),
is approximately 72 sq m



Approximate total area⁽¹⁾
69.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

■ 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



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations