



16 St Jude Road
Bridlington
YO16 7LB

TO LET

£680 pcm

3 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01262 401401

16 St Jude Road

Bridlington, YO16 7LB

ENTRANCE HALL

10' 0" x 3' 9" (3.05m x 1.14m)

Featuring a uPVC entrance door, central heating radiator, central light fitting, and carpeted flooring.

LOUNGE

12' 9" x 10' 7" (3.89m x 3.23m)

Featuring a bay window to the front elevation, central heating radiator, ceiling light, and carpeted flooring.

DINING ROOM / LIVING ROOM

13' 7" x 11' 5" (4.14m x 3.48m)

Featuring an understairs storage cupboard, TV point, and recessed storage area, with a door providing access to the staircase and an open aspect leading into the kitchen, central light fitting, and carpet flooring.

KITCHEN

11' 1" x 9' 10" (3.38m x 3m)

The kitchen is fitted with a modern range of wall and base units with complementary work surfaces, inset sink unit, built-in electric oven, gas hob, and extractor fan. Further features include tiled splashbacks, space for a fridge freezer and washing machine, tiled flooring, radiator, ceiling spotlighting, side access door to the garden, and a window overlooking the rear elevation.

FIRST FLOOR LANDING

Featuring a side-facing window, carpeted flooring, and a central ceiling light.

BEDROOM 1

10' 4" x 9' 8" (3.15m x 2.95m)

Featuring a front-facing window with curtain pole*, central heating radiator, ceiling light, and carpeted flooring.

BEDROOM 2

11' 4" x 9' 8" (3.45m x 2.95m)

Featuring a rear-facing window with curtain pole*, radiator, and central ceiling light.

BEDROOM 3

7' 6" x 5' 6" (2.29m x 1.68m)

Featuring a front-facing window, central heating radiator, ceiling light, and carpet flooring.

BATHROOM

7' 6" x 5' 0" (2.29m x 1.52m)

The bathroom features a white suite including a panelled bath, low-level WC, wall-mounted wash hand basin, and electric shower. Fully tiled, with a heated towel rail, window to the rear elevation, and fitted with a shower curtain* and pole*.

OUTSIDE

A side gate provides access to the rear garden, predominantly laid to gravel with secure fenced boundaries.

PARKING

The property benefits from a concrete parking area to the front for one vehicle

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 Rating C.

PAYMENTS

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

One month's rent: £680.00

Damage Deposit: £750.00

Total: £1,430.00

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.

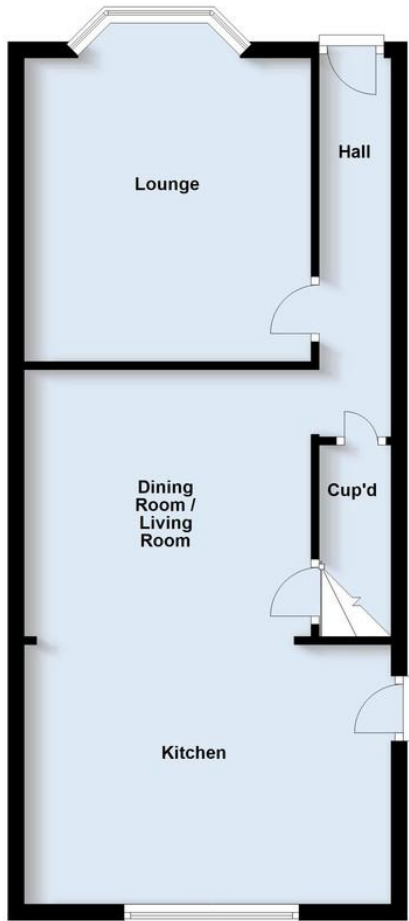
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 68 sq m

Ground Floor



First Floor



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