



3 St Jude Grove
Bridlington
YO16 7LE

TO LET

£650 pcm

2 Bedroom Semi-Detached House

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Bridlington, YO16 7LE

A semi-detached two bedroomed house, conveniently located close to the Old Town. Ideally suited to a small family or a couple. Gas CH, uPVC DG and offers a good home located in a quiet cul-de-sac, close to schools and shops.

LOUNGE

19' 9" x 10' 11" (6.03m x 3.35m)

Large bay window to front elevation also benefitting with a window to the rear which overlooks the enclosed rear garden. Pendant light. Carpet. Radiator. Under stairs storage housing consumer unit and electric meter.

OPEN PLAN KITCHEN

15' 10" x 5' 0" (4.84m x 1.54m)

With window to the rear and comprising wall and base cupboards with worktops. Integrated Lamona electric oven with integrated Hotpoint electric hob and overhead extractor hood. Chrome sink with mixer tap. Space for washing machine and tall standing fridge freezer. Ideal Classic combination boiler. Central light fitting. Roller blind*. Vinyl flooring. Radiator.

LANDING

With window to side elevation. Central light fitting. Smoke Alarm. Carpet.

BATHROOM

6' 1" x 5' 0" (1.86m x 1.53m)

Frosted glass window to rear elevation with blind*. Comprising low level WC, wall mounted porcelain sink with chrome taps. Bath with electric 'Triton' shower over and mixer tap, glass shower screen and extractor fan. Central light fitting. Vinyl flooring and Radiator.

BEDROOM 1

13' 11" x 8' 10" (4.25m x 2.70m)

With window to front. Pendant light fitting. Carpet. Radiator.

BEDROOM 2

8' 3" x 7' 0" (2.54m x 2.14m)

With window to rear. Pendant light fitting. Carpet. Radiator.

FRONT GARDEN

Low level brick wall to the frontage with path leading to a uPVC entrance door and featuring block paving with border. Meter box and area for bin storage. Shared gated access leading to the rear garden.

REAR GARDEN

With uPVC door leading to the garden which is mainly laid to lawn with yard leading to a small patio. The property benefits two storage sheds. Gated access leading to a shared pathway. Outside tap.

CENTRAL HEATING

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

DOMESTIC HOT WATER

Provided by the gas combination boiler.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

COUNCIL TAX BAND Band A.

ENERGY PERFORMANCE CERTIFICATE Rating D.

PAYMENTS

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

One month's rent: £650.00

Damage Deposit: £ 750.00

Total: £1,400.00

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.

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.

VIEWING

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

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 60 sq m



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Approximate total area⁽¹⁾
45.82 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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