



Flat 2 28 Wellington Road
Bridlington
YO15 2BG

TO LET

£550 pcm

2 Bedroom First Floor Apartment

Flat 2, 28 Wellington Road

Bridlington

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A well presented, first floor flat which is close to all amenities, the town centre and seafront. The property has a two bedroomed layout with a modern kitchen, electric heating and on street parking with permits available from the East Riding of Yorkshire Council.

The property is very handily located for the town centre and all local shops and facilities are within immediate walking distance, as is the north side seafront, the new Leisure World complex, harbour and railway station.

COMMUNAL ENTRANCE

With stairs to all levels.

PRIVATE ENTRANCE HALL

13' 2" x 5' 10" (4.01m x 1.78m)

With radiator.

LOUNGE

17' 2" x 15' 0" (5.23m x 4.57m)

With bay window to front elevation, feature fire place and electric fire, TV point and radiator.

KITCHEN

11' 3" x 7' 8" (3.43m x 2.34m)

With a modern range of wall, base and drawer units, worktop over, tiled splashbacks, 1.5 bowl stainless steel sink unit and space for washing machine. Ceiling spotlighting, radiator, wall mounted gas central heating boiler and window to rear elevation.

BEDROOM 1

12' 7" x 8' 8" (3.84m x 2.64m)

With window to side elevation and radiator.

BEDROOM 2

10' 7" x 8' 10" (3.23m x 2.69m)

With window to front elevation, storage cupboard/wardrobe and radiator.

BATHROOM

7' 7" x 4' 10" (2.31m x 1.47m)

With shower cubicle, pedestal wash hand basin, low level WC, vinyl flooring and part tiled walls.

PARKING

The property benefits from off street parking for one car.

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 D.

PAYMENTS

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

One month's rent: £550.00

Damage Deposit: £630.00

Total: £1,180.00

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

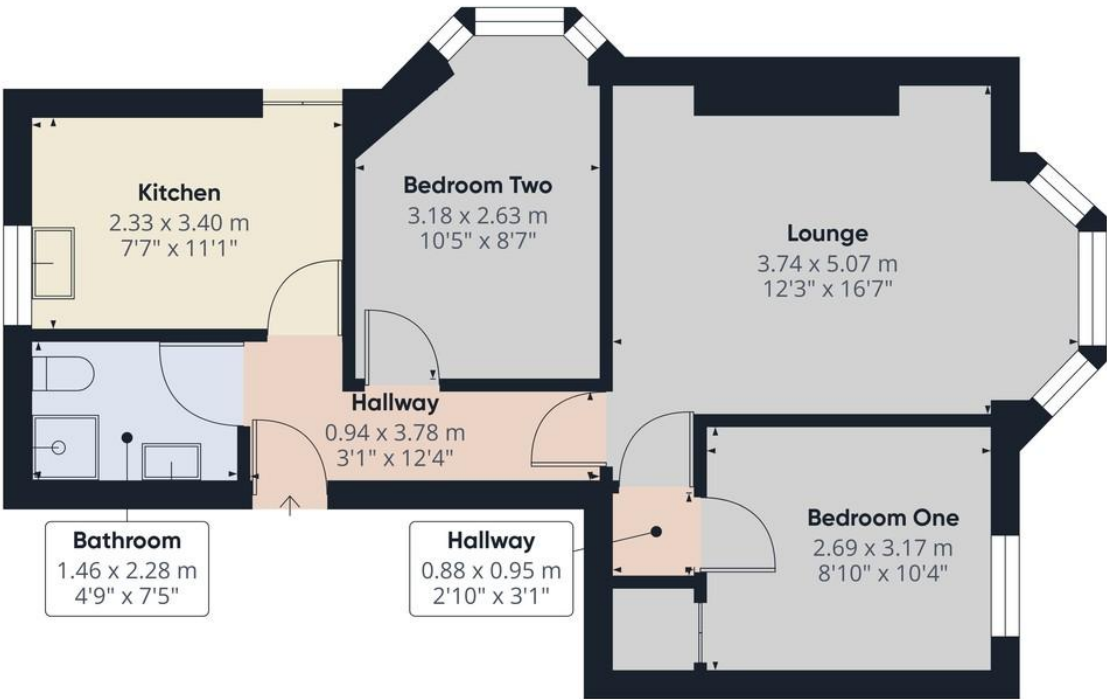
The stated EPC floor area, (which may exclude conservatories),
is approximately 52 sq m

Approximate total area^m
52 m²
560 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



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EST 1891



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