



Flat 2 28 Wellington Road
Bridlington
YO15 2BG

TO LET

£550 pcm

2 Bedroom First Floor Apartment



Kitchen



Flat 2 28 Wellington Road, Bridlington, YO15 2BG

A well-presented first floor flat, ideally situated close to local amenities, the town centre, and the seafront. The property offers a two-bedroom layout with a modern kitchen, gas central heating, and off road parking.

LOCATION

The Harbour and Town Centre areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.



Lounge



Lounge Virtually Staged



Bedroom One



Bedroom One Virtually Staged

Accommodation

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)

Spacious living room with bay window to the front elevation, featuring an attractive fireplace with electric fire, TV point, and radiator. The property also benefits from carpet flooring, central light fitting and radiator.

KITCHEN

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

Fitted with a modern range of wall, base and drawer units with work surfaces over and tiled splashbacks. Includes a 1.5 bowl stainless steel sink unit and plumbing for a washing machine. Ceiling spotlighting, radiator, wall-mounted gas central heating boiler, and window to the rear elevation. Finished with vinyl flooring.

BEDROOM 1

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

A bright room with window to the front elevation, built-in storage wardrobe, carpet flooring, central light fitting, and radiator.

BEDROOM 2

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

A well-presented room with window to the side elevation, carpet flooring, central light fitting, and radiator.

BATHROOM

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

Comprising a shower cubicle, pedestal wash hand basin, and low level WC, with part tiled walls, vinyl flooring, central light fitting, radiator and a wall-mounted mirrored cabinet*.

PARKING

The property benefits from off street parking for one car.



Bedroom Two



Bedroom Two Virtually Staged



Shower Room



Shower Room Virtually Staged

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.

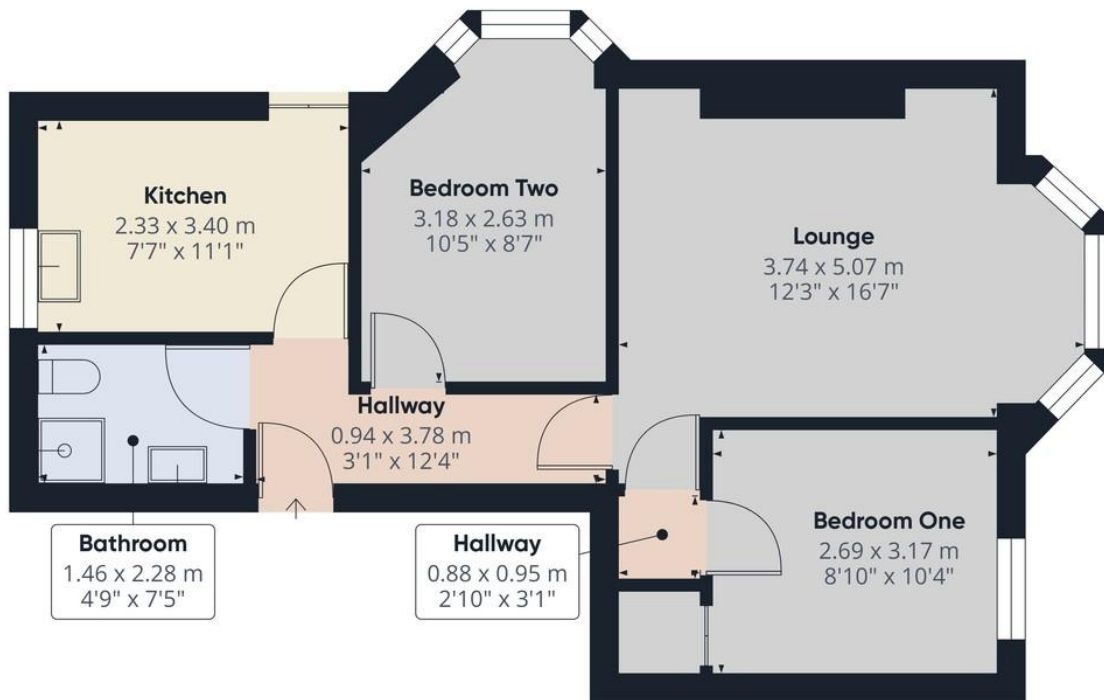
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



The digitally calculated floor area is 52 sq m (560 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
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



Flat 2, 28 Wellington Road
Bridlington

■ 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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