



28 Nursery Grove
Bridlington
YO16 4QS

TO LET

£625 pcm

2 Bedroom End Terraced House

■ **Ulllyotts** ■
EST 1891

01262 401401

28 Nursery Grove

Bridlington

YO16 4QS

A two bedroom semi-detached house located on the North side of Bridlington. With two good sized bedrooms, enclosed secure garden, off road parking, gas central heating and UPVC double glazing throughout.

KITCHEN

13' 5" x 7' 8" (4.09m x 2.34m)

With a range of wall and base units comprising integrated oven with gas hob and overhead extractor. Chrome sink with mixer tap and uPVC window to rear elevation. Roller blind* . Gas combination boiler. Space and plumbing for automatic washing machine. Space for a tall standing fridge/freezer. Vinyl flooring. Radiator.

LOUNGE

14' 2" x 13' 5" (4.32m x 4.10 [max]m)

uPVC window to front elevation. Roller blind*. Storage cupboard. Central light fitting. Carpet. Radiator.

ENTRANCE HALLWAY

With stairs leading to:

LANDING

With airing cupboard. Carpet.

BATHROOM

7' 5" x 5' 10" (2.27m x 1.80m)

uPVC window to rear elevation. Roller blind*. Low level WC, porcelain wash hand basin with pedestal acrylic panelled bath with taps. Thermostatic shower. Curtain rail and grab handles. Mirror. Vinyl flooring. Central light fitting. Radiator.

BEDROOM

11' 9" x 10' 5" (3.60[max]m x 3.19 [max]m)

uPVC window to the rear elevation. Roller blind*. Central light fitting. Carpet. Radiator.

BEDROOM

10' 4" x 7' 3" (3.15m x 2.23m)

uPVC window to the front elevation. Roller blind*. Central light fitting. Carpet. Radiator.

GARDEN

Low maintenance garden with a secure gate and garden shed*.

PARKING

Parking to the rear of the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax 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: £625.00

Damage Deposit: £625.00

Total: 1,250.00

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

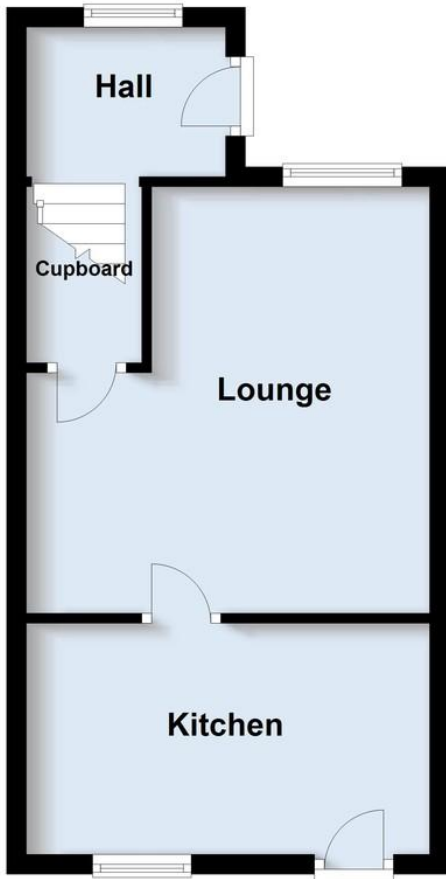
Strictly by appointment with Ullyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 58 sq m

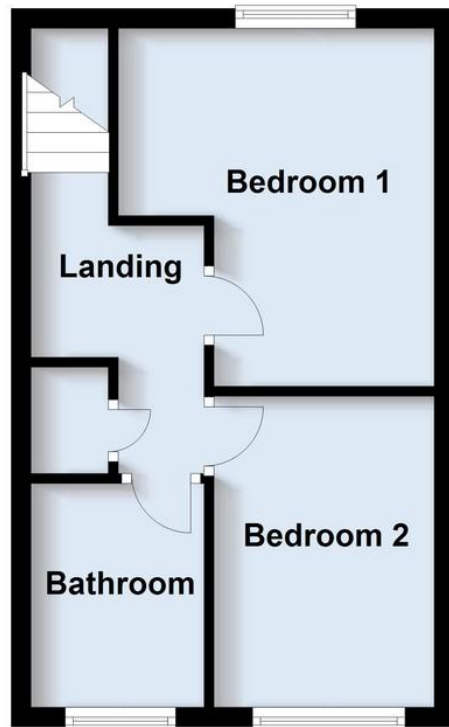
Ground Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
lettings@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
lettings@ullyottsbrid.co.uk



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