

Ulllyotts

EST 1891



Flat 2 68 Wellington Road
Bridlington
YO15 2AZ

TO LET

£500 pcm

2 Bedroom First Floor Apartment

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01262 401401

Flat 2, 68 Wellington Road

Bridlington

YO15 2AZ

LOCATION

The town centre is within immediate striking distance, where all local shopping facilities and amenities can be found, including those for daily needs and national names.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

First floor apartment located in town centre being well presented throughout offering two bed roomed accommodation with gas central heating and mains smoke alarms throughout. Would suit a couple or small family. Very handily located!

GROUND FLOOR COMMUNAL VESTIBULE

COMMUNAL HALLWAY

Stairs to first floor.

REAR PRIVATE HALLWAY

Mains smoke alarm.

LOUNGE

14' 0" x 13' 9" (4.27m x 4.19m)

With radiator.

KITCHEN

12' 9" x 5' 3" (3.89m x 1.6m)

With a modern range of fitted units incorporating worktops, base and drawer cupboards, stainless steel sink unit and smoke alarm. Space for electric oven and automatic washing machine.

BEDROOM 1

12' 0" x 8' 6" (3.66m x 2.59m)

With radiator, carbon monoxide alarm, mains smoke alarm and gas central heating boiler.

BEDROOM 2

11' 0" x 7' 9" (3.35m x 2.36m)

With radiator.

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

With panelled bath, low flush WC and pedestal wash hand basin.

OUTSIDE

Rear yard which is communal to all three flats in the building to both to use and maintain. Communal bin storage yard to the side.

SERVICES

All mains services connected or available.

PAYMENTS

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

One month's rent: £500.00

Damage Deposit: £500.00

Total: £1000.00

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.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

VIEWING

Strictly by appointment (01262) 401401.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 66 sq m



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