



Flat 2 2 Haslemere Avenue
Bridlington
YO15 2EB

TO LET

£540 pcm

2 Bedroom 1st and 2nd floor Maisonette

Flat 2, 2 Haslemere Avenue

Bridlington

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LOCATION

The property is located towards the southern end of Haslemere Avenue, which runs directly off Bridlington's town centre within immediate striking distance of the local shops, bus station, north side seafront and all amenities. The schools that serve the locality are Headlands Comprehensive and Quay or Bay Primary both being within a mile radius.

ACCOMMODATION

The accommodation briefly comprises ground floor entry with stairs leading up to the first floor landing, with access to lounge, kitchen and bathroom. On the second floor there are two generously sized bedrooms. The property does not have any outside space but benefits from gas central heating and uPVC double glazing.

GROUND FLOOR ENTRANCE

With stairs leading to the first floor.

FIRST FLOOR LANDING

18' 2" x 2' 1" (5.54m x 0.64m)

With a window to the side elevation and storage cupboard housing the gas central heating boiler.

LOUNGE

14' 4" x 12' 3" (4.38m x 3.74m)

With a window to the front elevation, TV point and radiator.

KITCHEN

11' 4" x 8' 9" (3.46m x 2.69m)

With a range of wall and base units, worktop over, sink unit, slot in freestanding cooker, space for fridge, freezer and washer. Tiled splashbacks, vinyl flooring, radiator and window to the rear elevation.

BATHROOM

8' 10" x 8' 7" (2.70m x 2.63m)

A coloured suite comprising corner bath with shower from the taps, pedestal wash hand basin, white low level WC, window to the rear elevation, vinyl flooring and tiled splashbacks.

SECOND FLOOR LANDING

BEDROOM 1

15' 5" x 10' 5" (4.71m x 3.20m)

With a velux window to the front elevation, radiator and TV point.

BEDROOM 2

9' 8" x 9' 11" (2.97m x 3.04m)

With a window to the rear elevation and radiator.

OUTSIDE

There is no outside space with the property, on street parking is available in the locality with residents permits available from the East Riding of Yorkshire Council.

PAYMENTS

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

One month's rent: £540.00

Damage Deposit: £623.07

Total: £1,163.07

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.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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 71 sq m



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Approximate total area⁽ⁿ⁾
67.07 m²

Reduced headroom
6.38 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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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