



Flat 3 12 Prospect Street
Bridlington
YO15 2AL

TO LET

£495 pcm

Two Bedroom Third Floor Flat

■ Ulllyotts ■
EST 1891

01262 401401

Flat 3, 12 Prospect Street Bridlington, YO15 2AL

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.

ACCOMMODATION

The property briefly comprises of lounge, kitchen, bedroom and bathroom. The property is conveniently located with the town centre allowing access to local amenities. Permit parking on street.

HALLWAY

2' 9" x 6' 7" (0.85m x 2.01m)

Leading from communal hallway, split level stairs to entrance door. Central light, mains smoke alarm and carpet.

LOUNGE

11' 1" x 14' 3" (3.40m x 4.36m)

Window to front elevation with roller blind* and curtain pole*. Large storage cupboard. Central light, radiator mains smoke alarm and carpet.

KITCHEN

5' 8" x 9' 4" (1.75m x 2.87m)

With a range of wall and base units, work top over, stainless sink with taps. Free standing electric cooker*, washing machine* and under counter fridge freezer*. Window to rear elevation with roller blind*. Central light, extractor fan, mains smoke alarm, radiator and vinyl flooring.

BEDROOM ONE

9' 10" x 12' 1" (3.01m x 3.70m)

Window to front elevation with curtains pole*. Central light, mains smoke alarm, radiator and carpet.

BEDROM TWO

6' 9" x 12' 2" (2.07m x 3.71m)

Window to rear elevation with roller blind*. Central light, mains smoke alarm, radiator and carpet.

BATHROOM

5' 10" x 6' 5" (1.80m x 1.98m)

White suite comprising of panelled P-shaped bath, glass shower screen, thermostatic shower, hand basin with mixer tap on pedestal and low level w/c. Window to front elevation with roller blind*. Mirrored cabinet, central light, extractor fan, radiator and tiled flooring.

PARKING

On street parking. Permits can be acquired from East Riding of Yorkshire Council.

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 Rated D.

PAYMENTS

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

One month's rent: £ 450.00

Damage Deposit: £ 571.15

Total: £1,021.15

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.

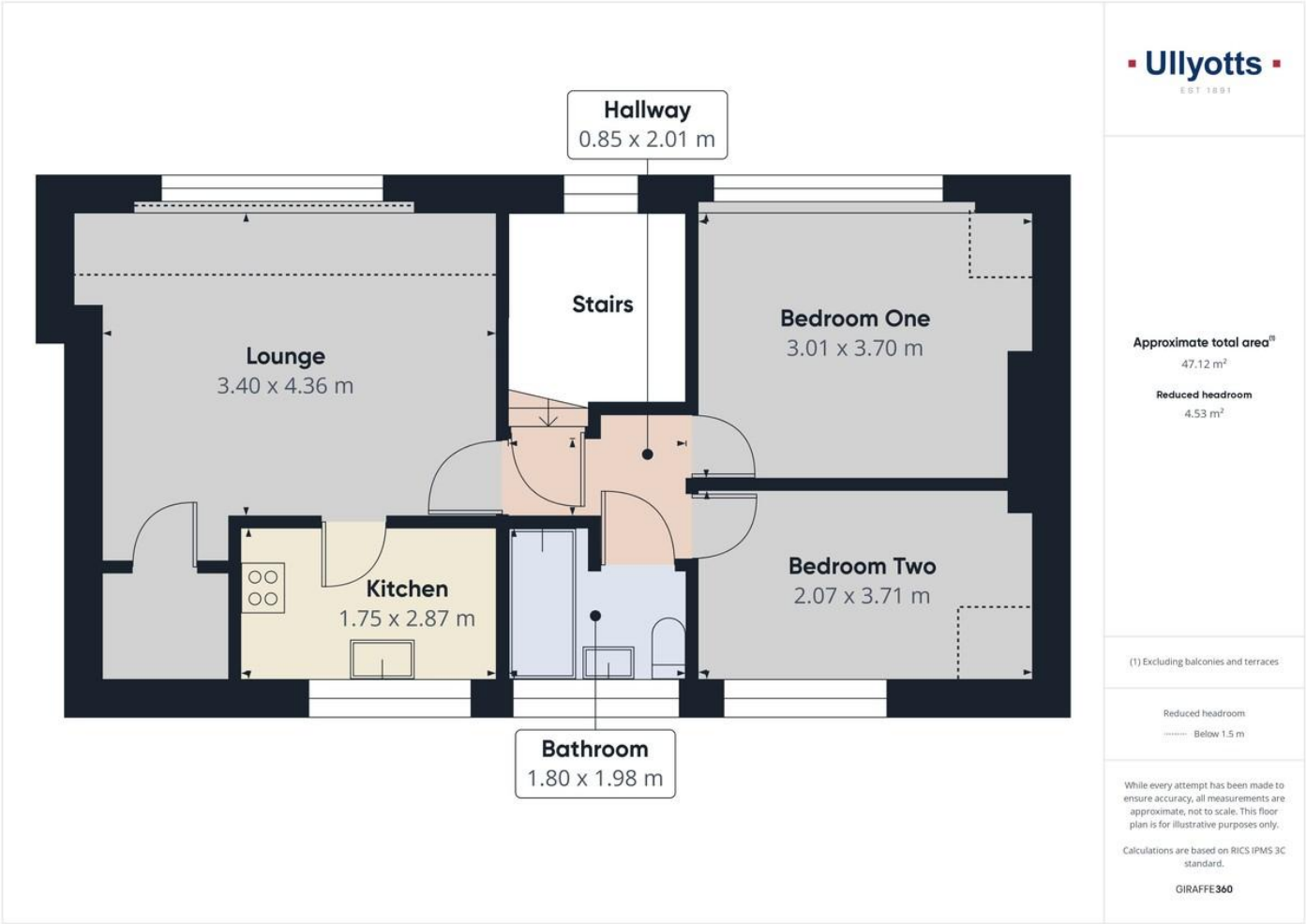
FLOOR AREA

The stated "approximate floor area "has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 20 sq m



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