

▪ Ulllyotts ▪

EST 1891



65 Amy Johnson Avenue
East Yorkshire
YO16 6HX

TO LET

£575 pcm

2 Bedroom Ground Floor Flat

▪ Ulllyotts ▪

EST 1891

01262 401401

65 Amy Johnson Avenue

East Yorkshire

YO16 6HX

LOCATION

The apartment is located in the middle reaches of Amy Johnson avenue, just off Darwin Road. There is a local amenity store in the locality on Trentham Drive about quarter of a mile away, but other shops are located in Bempton Lane and the main town centre approximately a mile and a half away.

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

The property briefly comprises, entrance hall, lounge, kitchen, two bedrooms and bathroom. The property benefits from electric heating, Upvc double glazing and on street parking.

ENTRANCE HALL

16' 6" x 3' 7" (5.03m x 1.09m)

With electric panel heater, radiator, laminate flooring, Upvc door into, two storage cupboards and doors to:

LOUNGE

14' 4" x 10' 6" (4.37m x 3.2m)

With TV point, feature fire place, electric panel heater and window to front elevation

KITCHEN

8' 8" x 8' 6" (2.64m x 2.59m)

With range of wall and base units, built-in electric oven, hob and extractor, space for washing machine and fridge freezer, stainless steel sink and mixer tap, worktop over, laminate flooring and window to rear elevation

BEDROOM ONE

14' 2" x 9' 7" (4.32m x 2.92m)

With window to front and electric panel heater

BEDROOM TWO

8' 5" x 7' 5" (2.57m x 2.26m)

With window to rear and radiator

BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m)

With coloured suite, comprising panelled bath, electric shower over, pedestal wash hand basin, low level wc, tiled splash back, window to rear elevation and vinyl flooring

GARDEN

A good sized garden to the rear

PARKING

On street parking

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.

PAYMENTS

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

One month's rent: £575.00

Damage Deposit: £663.46

Total: £1238.46

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

COUNCIL TAX BAND

East Riding of Yorkshire council tax band A

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band 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 60 sq m



▪ **Ulllyotts** ▪
EST 1881

Approximate total area[®]
49.3 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360

■ 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

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations