



Flat 1 16 Prospect Street
Bridlington
YO15 2AL

TO LET

£550 pcm

2 Bedroom 1st and 2nd Floor Maisonette

■ Ulllyotts ■
EST 1891

01262 401401

Flat 1, 16 Prospect Street Bridlington YO15 2AL

LOCATION

The property is situated in the heart of Bridlington town centre therefore very handy for all the seafront, local shops and amenities.

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

A self-contained flat laid over two storeys at first and second floor level fronting to Prospect Street and above our own offices. This roomy flat offers a two bedroomed layout with gas central heating and double glazing. The property has secure and private access to the rear.

SIDE PASSAGE ENTRANCE

To be locked at all times.

REAR HALLWAY

Entrance to the flat, must be locked at all times.

STAIRS TO FIRST FLOOR LANDING

With radiator heated from offices below.

PRIVATE LANDING HALL

With stairs to first floor, radiator and telephone point.

SITTING ROOM

14' 0" x 12' 0" (4.27m x 3.66m)

With front bay window, fireplace, fitted seat and radiator.

DINING KITCHEN

12' 0" x 8' 0" (3.66m x 2.44m)

With a range of wall, base and drawer units, worktop over, tiled splashbacks, sink unit, radiator, space for fridge freezer and washing machine. CO alarm. Vinyl flooring.

CLOAKROOM / WC

5' 8" x 3' 2" (1.73m x 0.99m)

With low level WC and wash hand basin. Wooden flooring.

STAIRS TO FIRST FLOOR LANDING AREA

Airing cupboard with built-in combination gas central heating boiler and CO alarm fitted. Carpet.

BEDROOM 1

14' 0" x 10' 0" (4.27m x 3.05m)

With window to front elevation, carpet and radiator.

BEDROOM 2

14' 0" x 8' 0" (4.27m x 2.44m)

With window to front elevation, carpet and radiator.

BATHROOM

A white suite comprising panelled bath with shower over, pedestal wash basin, low flush WC, part tiled walls, vinyl flooring and radiator.

OUTSIDE

Shared rear yard access and bin area.

SMOKE ALARMS

Mains smoke alarm fitted in building.

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: £550.00

Damage Deposit: £634.61

Total: £1,184.61

SERVICES

All mains services connected or available.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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 90 sq m



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