



3 Kirkham Road
Bridlington
YO16 6ER

TO LET

£795 pcm

2 Bedroom Semi-Detached Bungalow

3 Kirkham Road

Bridlington, YO16 6ER

UPVC SIDE ENTRANCE DOOR

Exterior security lights. UPVC door opening into:

HALLWAY

Carpet. Central light fitting. Mains smoke alarm. Radiator. Loft Access. Thermostat. Doors leading to:

LOUNGE

14' 11" x 9' 10" (4.56m x 3.00m) max.

With feature log burner (not to be used). Carpet. Central light fitting. Curtain pole* Radiator. Door to kitchen and double doors to:

CONSERVATORY

10' 7" x 9' 8" (3.23m x 2.95m)

Two wall lights. Vinyl flooring. Radiator. Roller blinds*. French doors to rear garden:

KITCHEN

8' 5" x 7' 8" (2.57m x 2.36m)

With a range of fitted wall mounted and base units. Stainless steel sink and mixer tap. Tiled splashbacks. Brand new freestanding electric cooker* and cooker hood. Ideal C30 gas combi boiler. Roller Blind. Vinyl flooring. Downlights. Mains heat alarm. Radiator. UPVC stable door to rear.

BATHROOM

7' 10" x 5' 4" (2.39m x 1.65m)

White three piece suite comprising of a panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC. Wall tiling around bath and sink. Downlights. Tiled flooring. Roller blind*. Ladder style radiator.

BEDROOM ONE

13' 4" x 9' 10" (4.07m x 3.02m) max.

With built in storage cupboard. Carpet. Curtain pole*. Central light fitting. Radiator.

BEDROOM TWO

9' 10" x 7' 2" (3.02m x 2.19m)

Carpet. Central light fitting. Curtain pole*. Radiator.

GARDEN

Gravelled area to the front of the property and gravelled area to the rear with patio and borders.

GARAGE

Brick built with 70/30 split side hinged door and personal door to the side. Power and light.

PARKING

Off street parking on driveway

CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

PAYMENTS

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

One month's rent: £795.00

Damage Deposit: £916.00

Total: £1,711.00

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.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

FLOOR PLAN

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.

Bedroom One
3.84 x 2.98 m

Bedroom Two
2.82 x 2.18 m

Lounge
4.35 x 3.00 m

Sunroom
2.75 x 2.98 m

Kitchen
2.51 x 2.21 m

Bathroom
1.64 x 2.17 m

Hallway
0.90 x 3.09 m

Approximate total area⁽¹⁾
49.58 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 are based on RICS IPMS 3C standard.

GIRAFFE360

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