



18 Sands Lane  
Bridlington  
YO15 2JE

TO LET

£950 pcm

3 Bedroom Detached House

■ Ulllyotts ■  
EST 1891

01262 401401

# 18 Sands Lane

## Bridlington, YO15 2JE

A two bedroom detached house located on the North Side of Bridlington. The property is within walking distance of the North Beach and benefits from off road parking, gardens and garage.

**ENTRANCE PORCH** Door leading to entrance porch with wooden windows and storage area

**ENTRANCE HALL** Central light fitting, vinyl flooring and radiator

**LOUNGE** Bay window to front elevation, single glazed wooden unit fitted with venetian blinds\* and curtains\*. Fire surround housing electric fire\*. Dado rails with single glazed unit through to conservatory to the rear. Roller blind\* fitted. Two radiators, central light and carpet.

**DINING ROOM** Single glazed wooden unit to front elevation with curtain\* fitted. Single glazed unit through to kitchen. Central light fitting, carpet and radiator.

**KITCHEN** With a range of wall and base units, stainless steel sink with half bowl and mixer tap. Integrated electric oven with electric hob and extractor fan above. UPVC window to rear fitted with roller blind\*. Central light fitting, radiator and vinyl flooring. Clothes airer fitted to ceiling\*.

**CONSERVATORY** UPVC window to rear elevation fitted with roller blind\*. Carpet flooring, radiator and central light fitting. UPVC door leading to rear yard.

**LANDING** Open landing with central light fitting, carpet and radiator.

**BEDROOM ONE** Window to front elevation fitted with roller blind\*. Pine wardrobe\*, carpet flooring, radiator and central light fitting.

**BEDROOM TWO** UPVC window to front elevation fitted with roller blind\*. Built in wardrobes, central light fitting, carpet and radiator.

**BEDROOM THREE** UPVC window to rear elevation with roller blind\*. Wall mounted lights, carpet and radiator.

**SHOWER ROOM** UPVC window to rear elevation with roller blind\*. Shower enclosure with thermostatic shower. W/C, bidet, hand basing on pedestal with mixer tap. Central light fitting, extractor fan, radiator and vinyl flooring. Cupboard housing central heating boiler and carbon alarm.

W/C UPVC window to front elevation with roller blind\*. W/C and wall mounted hand basin. Light fitted to wall and laminate flooring

**REAR GARDEN** Yard to the rear of the property with clothes line and gated access to private road.

**FRONT GARDEN** Off street parking for two cars. Mainly gravel with established shrubs, bushes and trees. Seating area located to the side.

**GARAGE** Electric door with power.

**WORKSHOP** Located to the rear of the property lockable workshop with power.

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

**WINDOWS** The property benefits from a mix of uPVC double glazing and single wooden glazing.

**COUNCIL TAX BAND** Band C.

**ENERGY PERFORMANCE CERTIFICATE** Rating E.

### PAYMENTS

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

One month's rent: £950.00

Damage Deposit: £1,000.00

Total: £1,950.00

### 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.

Applicants will be requested to provide landlord or landlord's agent references and employer references.

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 139 m<sup>2</sup>

**AWAITING  
FLOOR PLAN**



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