



18 Sands Lane  
Bridlington  
YO15 2JE

TO LET

**£950 pcm**

2 Bedroom Detached House



Lounge

 3 Lounge, Dining Room And Sun Room
  2 Plus dressing room
  1 Plus separate W/C
  Garage, Off Road Parking
  Gas Central Heating

## 18 Sands Lane, Bridlington, YO15 2JE

### LOCATION

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.

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

10' 11" x 2' 9" (3.34m x 0.86m)

Door leading to entrance porch with wooden windows and storage area

Leading to:

### ENTRANCE HALL

Central light fitting, vinyl flooring and radiator

### LOUNGE

14' 1" x 17' 5" (4.31m x 5.33m)

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 the sun room at the rear. Roller blind\* fitted. Two radiators, central light and carpet.

### DINING ROOM

15' 3" x 11' 10" (4.65m x 3.62m)

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





Lounge



Kitchen



Dining Room



Dining Room

## KITCHEN

18' 1" x 9' 6" (5.52m x 2.92m)

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\*.

## SUN ROOM

14' 0" x 8' 5" (4.27m x 2.58m)

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

## LANDING

4' 9" x 9' 10" (1.45m x 3.02m)

Open landing with central light fitting, carpet and radiator.

## BEDROOM ONE

14' 2" x 9' 3" (4.33m x 2.84m)

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

## BEDROOM TWO

9' 10" x 11' 9" (3.02m x 3.60m)

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

## DRESSING ROOM

4' 10" x 11' 10" (1.48m x 3.61m)

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

## SHOWER ROOM

9' 4" x 7' 5" (2.85m x 2.28m)

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

## W/C

4' 9" x 3' 1" (1.45m x 0.95m)

Window to front elevation. Low level w/c, wall mounted hand basin. Wall mounted light and laminate flooring.



**Sun Room**



**Bedroom One**



**Bedroom Two**



**Dressing Room**

#### **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 is a 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.



**Shower Room**

**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.

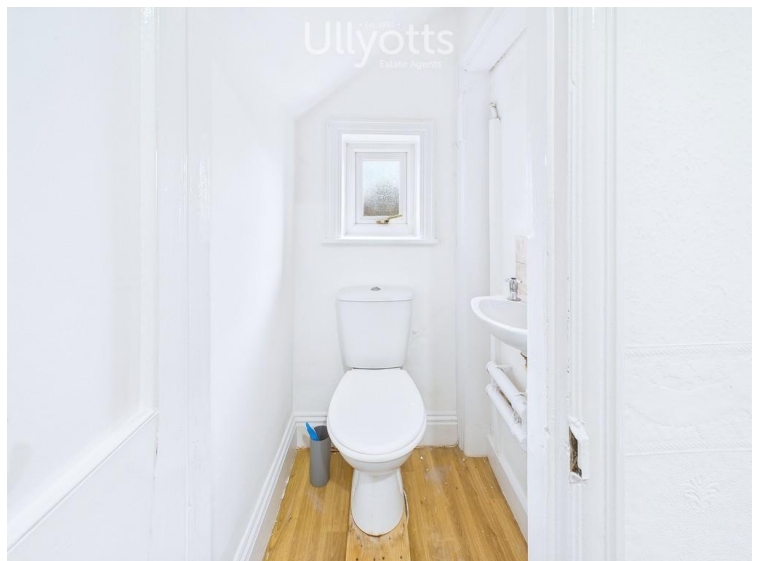
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

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

**VIEWING**

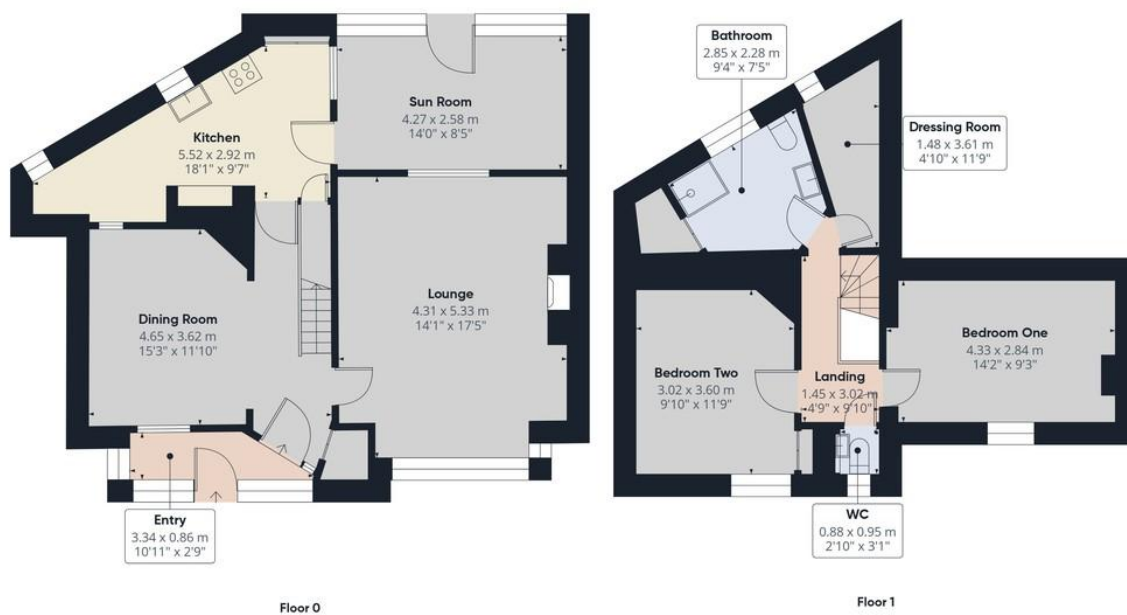
Strictly by appointment with Ulllyotts.

Regulated by RICS



**W/C**

The stated EPC floor area, (which may exclude conservatories),  
is approximately 104 sq m

Approximate total area<sup>(b)</sup>

103.7 m<sup>2</sup>  
1116 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





18 Sands Lane,  
Bridlington



# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk

rightmove 

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