

▪ Ulllyotts ▪

EST 1891



1 Ogle Cottages
Flamborough
YO15 1JT

TO LET

£700 pcm

2 Bedroom End Terrace House

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01262 401401



Lounge



2



1



1



On Road
Parking



Gas Central Heating

1 Ogle Cottages, Flamborough, YO15 1JT

The cottage is ideally located in the heart of Flamborough's High Street, with all local amenities just a short walk away. These include a Co-op mini supermarket, hairdressers, a fish and chip shop, cafés, a pharmacy, public houses, a post office, and Flamborough Primary School, which caters for children aged 3 to 11. The area is also well-served by a regular bus service, providing convenient connections to nearby towns and the surrounding area.

Just a short distance from Flamborough, Bridlington is a popular seaside town known for its award-winning sandy beaches, historic harbour and vibrant promenade. The town offers a wide range of amenities including shops, restaurants, leisure facilities and schools, along with excellent transport links by road and rail. Bridlington also offers scenic coastal walks, nearby nature reserves and a welcoming community, making it a fantastic destination for both residents and visitors alike.

ENTRANCE PORCH

2' 11" x 2' 5" (0.89m x 0.74m)

Entrance to the property is via a uPVC door into an entrance porch, with a further door leading into the open-plan lounge, dining and kitchen area.

LOUNGE

Featuring windows to both the front and side elevations fitted with a venetian blind*, curtain pole* and curtains*. A charming brick fireplace with space for an electric fire. The property also benefits from laminate flooring, central light fitting and radiator.



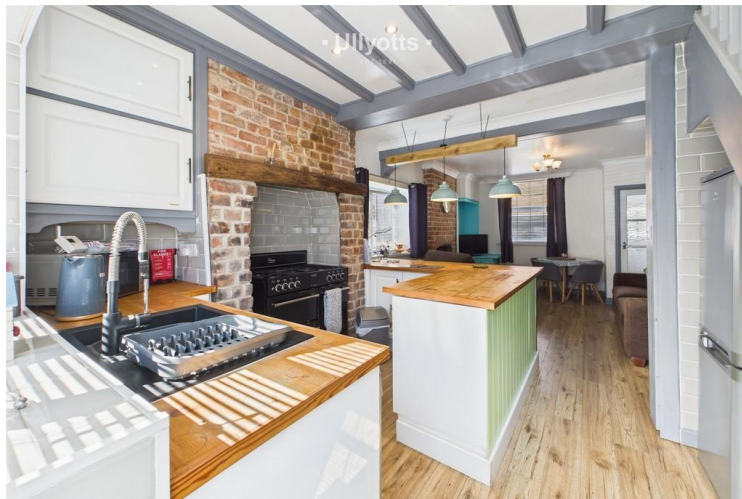
Entrance



Lounge



Feature Fireplace



Open Plan Kitchen/Dining Area

Accommodation

OPEN PLAN KITCHEN/DINING AREA

22' 11" x 11' 11" (7.01m x 3.65m)

Featuring a stylish range of base units with wooden worktops and a tiled splashback, black composite sink and drainer with mixer tap. Brick surround housing the range-style oven* with extractor fan above. Breakfast bar with feature hanging light fitting* above. Space for appliances e.g. slimline dishwasher, fridge freezer and plumbing for washing machine. Window to rear elevation fitted with venetian blind*. The property also benefits from laminate flooring, spot light fitting and radiator. UPVC door leading to rear yard.

FIRST FLOOR LANDING

11' 3" x 5' 9" (3.43m x 1.76m)

Featuring two windows to the rear elevation fitted with roller blinds*. The property also benefits from carpeted flooring and central light fitting. From here, there is access to the main family bathroom and the first bedroom, as well as a staircase leading to the second floor landing.

BEDROOM ONE

11' 9" x 11' 5" (3.59m x 3.50m)

The first bedroom is a well-appointed space, benefiting from a window to the front elevation fitted with net curtains*, curtain pole* and curtains*. Featuring a range of fitted furniture, including bedside drawer units with fitted reading lights. Dressing area including drawers, a fitted mirror, and lighting, with ample wardrobe storage including hanging space and shelving. The property also benefits from carpeted flooring, central light fitting and radiator.

BATHROOM

11' 0" x 5' 1" (3.37m x 1.56m)

The family bathroom is well equipped, featuring a window to the rear elevation. Corner shower cubicle, with sliding doors and a thermostatic shower fitted alongside a freestanding bath fitted with mixer tap. Wash hand basin fitted to pedestal with wall-mounted vanity unit above with a mirror and integrated lighting. The property also benefits from laminate flooring, central light fitting and radiator.

SECOOND FLOOR LANDING

2' 7" x 2' 3" (0.80m x 0.70m)

The second floor landing offers access to Bedroom 2.



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2

BEDROOM 2

15' 4" x 8' 5" (4.69m x 2.59m)

Bedroom two benefits from a window to the rear elevation fitted with curtain pole* and curtains*. Fitted furniture including a wardrobe with hanging space and shelving, as well as drawers for additional storage. A dedicated dressing area with integrated lighting and a fitted mirror. The property also benefits from carpet flooring, central light fitting and radiator.

OUTSIDE

The rear yard features a raised and gated decking area. The yard also has a right of pedestrian access for the neighbouring cottages at numbers 2, 3, and 4, allowing access for wheelie bins and pedestrians.

To the front, the property benefits from a pavement-fronted position.

PARKING

The property benefits from on-street parking.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

COUNCIL TAX BAND - DELETED

Currently used as a holiday let, we believe this will be reverted the banding A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

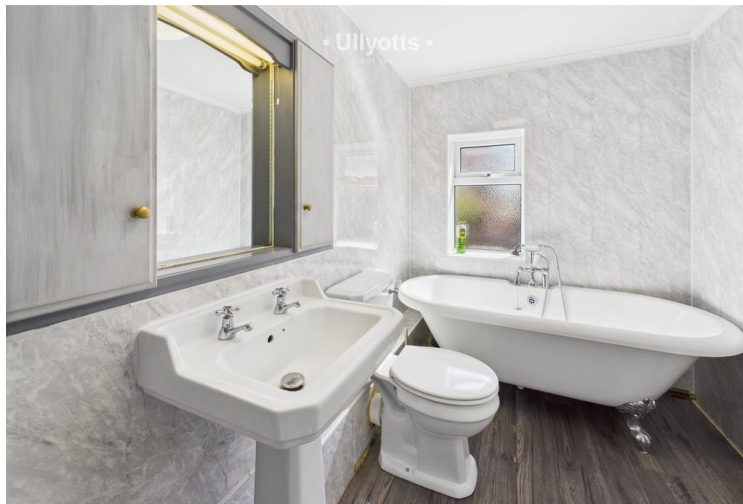
PAYMENTS

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

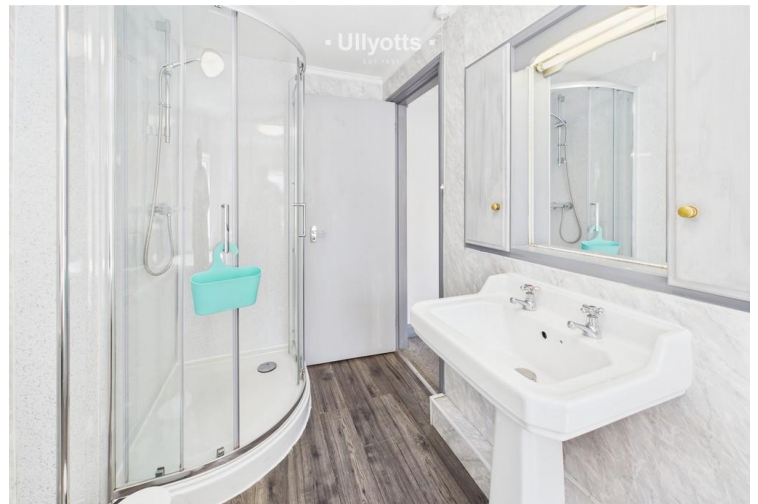
One month's rent: £700.00

Damage Deposit: £800.00

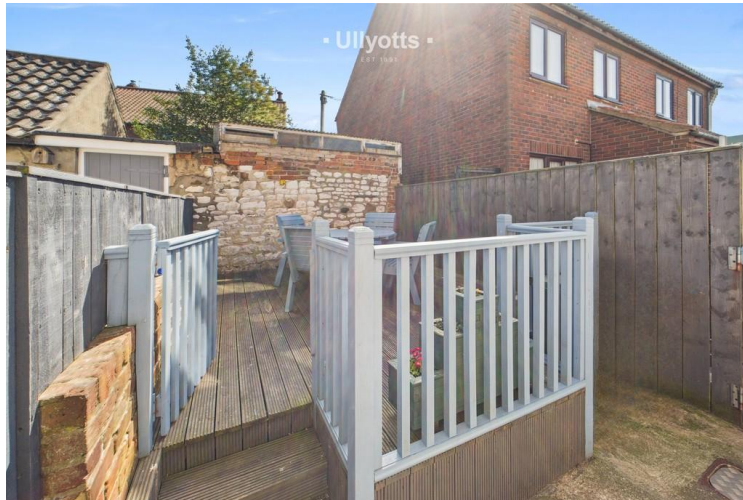
Total: £1,500.00



Bathroom



Bathroom



Rear Garden



Seating Area

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

Strictly by appointment with Ulllyotts 01262 401401 Option 2

Regulated by RICS

FLOOR AREA

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

The stated EPC floor area, (which may exclude conservatories),
is approximately 73 sq m



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Approximate total area⁰⁹
62.7 m²

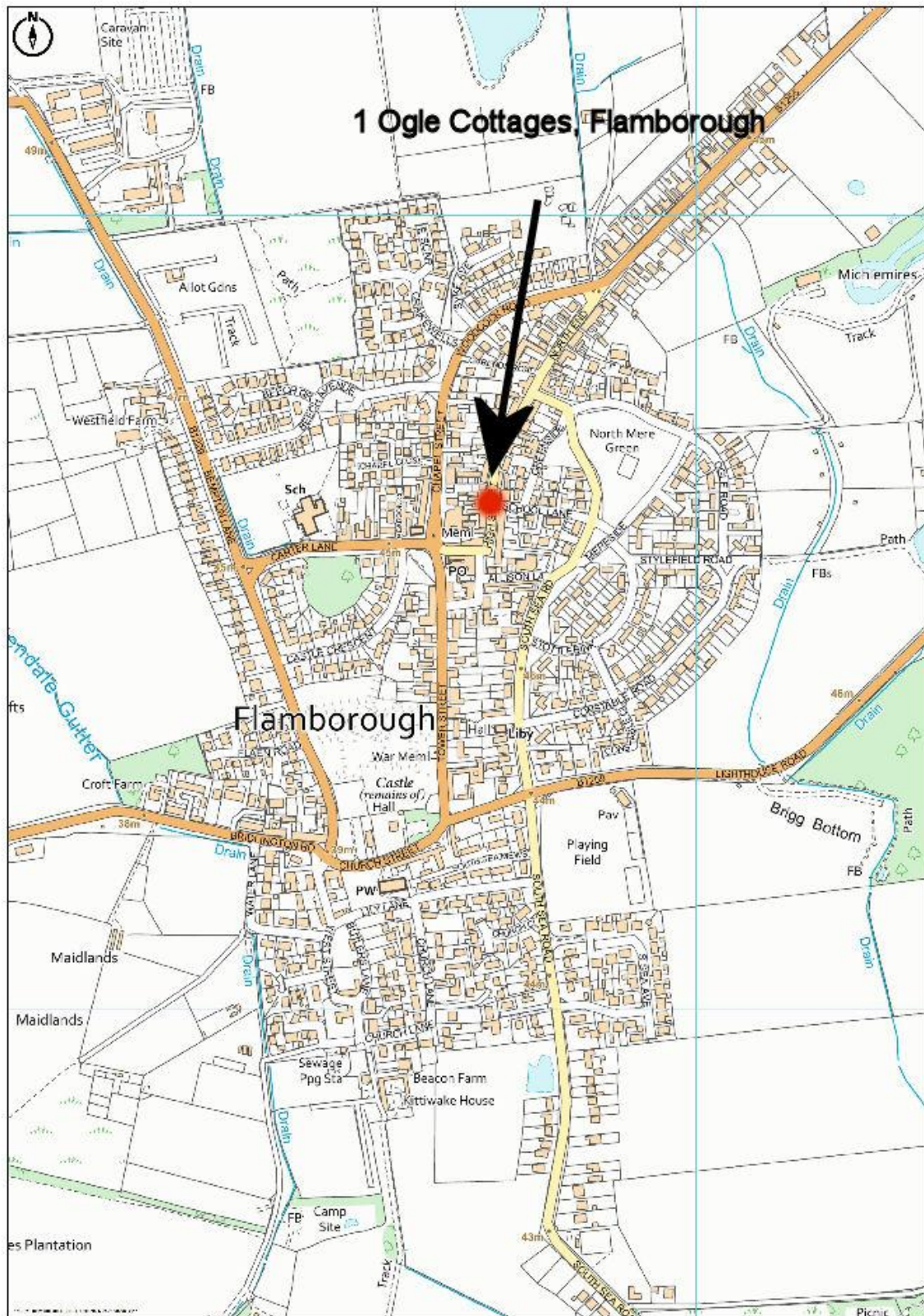
Reduced headroom
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

GIRAFFE360



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rightmove 

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