



Flat 2 11 Brett Street
Bridlington
YO16 4HQ

TO LET

£550 pcm

2 Bedroom First Floor Apartment

■ Ulllyotts ■
EST 1891

01262 401401

Flat 2, 11 Brett Street

Bridlington

YO16 4HQ

LOCATION

Brett Street runs just off the western suburbs of Bridlington, within immediate walking distance of all local shops, schools, convenience stores, buses etc.

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 first floor apartment, located on the west side of town, within immediate local access of shops, amenities, schools, convenience stores etc. The property has gas central heating and uPVC glazing.

GROUND FLOOR COMMON HALLWAY AND PRIVATE STAIRWAY

Smoke alarms fitted.

SITTING ROOM

15' 0" x 12' 0" (4.57m x 3.66m)

With brick fire place, TV aerial point and radiator.

BREAKFAST KITCHEN

11' 0" x 8' 9" (3.35m x 2.67m)

With a range of base and drawer units, worktop over, ceramic hob and oven, tiled food storage unit, plumbing for auto washer, one and a half bowl stainless steel sink unit, fridge recess and radiator. Carbon monoxide alarm fitted.

BEDROOM 1

12' 0" x 9' 6" (3.66m x 2.9m)

With radiator and two built in cupboards.

BATHROOM

With panel bath, pedestal wash basin and half tiled surrounds.

SEPARATE WC

With low flush WC unit.

STAIRS LEAD TO OVERALL ATTIC BEDROOM 2

15' 3" x 11' 0" (4.65m x 3.35m)

With dormer window and radiator.

OUTSIDE

Communal courtyard area and communal bin storage.

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: £600.00

Total: £1,150.00

SERVICES

Mains services connected or available.

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.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

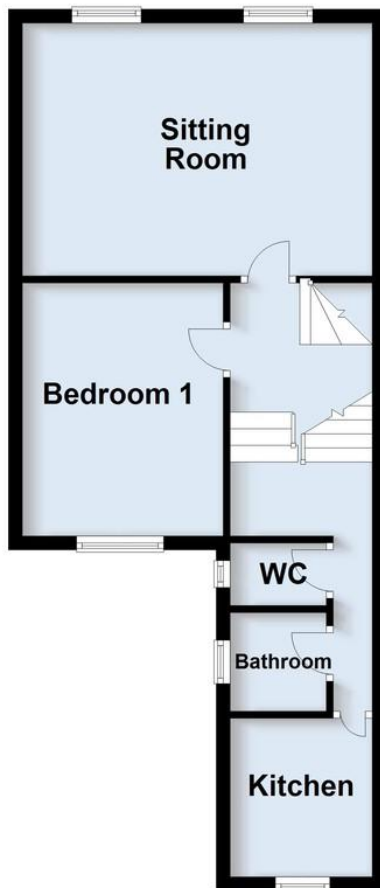
VIEWING

Strictly by appointment (01262) 401401 option 2

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 90 sq m

Ground Floor



First Floor



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