



Flat 2 11 Brett Street
Bridlington
YO16 4HQ

TO LET

£550 pcm

2 Bedroom Split Level Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen

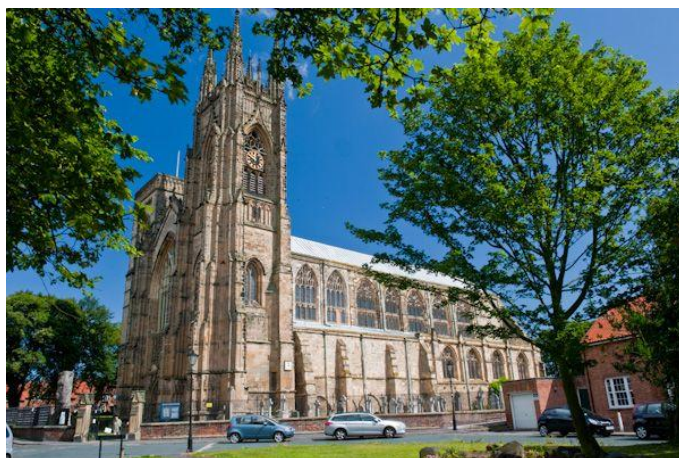


Flat 2 11 Brett Street, Bridlington, YO16 4HQ

A bright and well-presented first-floor apartment, ideally located just a short stroll from Bridlington's charming Old Town. Offering easy access to shops, schools, and local amenities, the property briefly comprises a spacious lounge, kitchen, two bedrooms, bathroom, and a separate w/c.

LOCATION

Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. The area is served by excellent schools, including New Pasture Lane and Burlington Primary Schools (ages 3-11) and Bridlington School (ages 11-18). Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.



Bridlington Priory Church



Lounge



Lounge Virtually Staged Lounge



Hallway



Bathroom

Accommodation

GROUND FLOOR COMMON HALLWAY AND PRIVATE STAIRWAY

Smoke alarms fitted.

LOUNGE

11' 9" x 16' 4" (3.58m x 4.98m)

A bright and spacious lounge with two front-facing windows overlooking the green space off Britannia Road, including a children's playground. The room features a brick fireplace with electric fire*, built-in shelving, carpeted flooring, central ceiling light and a radiator.

KITCHEN

9' 9" x 8' 9" (2.97m x 2.67m)

A well-appointed kitchen featuring a range of base and drawer units with worktops, ceramic hob, and integrated electric oven. There is plumbing for a washing machine, a one-and-a-half bowl stainless steel sink, mixer tap, and space for an under-counter fridge. The room also benefits from a central ceiling light, vinyl flooring and a radiator.

BEDROOM 1

11' 11" x 9' 6" (3.63m x 2.9m)

A first-floor bedroom with a rear-facing window, offering built-in wardrobes either side of the chimney breast and a decorative fireplace (not in use). The room also features a central ceiling light, carpeted flooring and a radiator.

BATHROOM

5' 10" x 5' 11" (1.78m x 1.8m)

The bathroom is fitted with a white suite, including a panelled bath with mixer tap and shower head attachment, shower curtain* and rail, and a pedestal hand basin. A mirrored wall cabinet, side facing window, vinyl flooring, central ceiling light and radiator.

SEPARATE WC

4' 3" x 3' 1" (1.3m x 0.94m)

A low-level W/C with a side-facing window, vinyl flooring, central ceiling light and radiator.

STAIRS LEAD TO ATTIC BEDROOM 2

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

A spacious attic bedroom featuring a rear-facing dormer window, with carpeted flooring, central ceiling light and a radiator.



Bedroom One



Bedroom One Virtually Staged



W/C



Stairs

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

Band 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: £550.00

Damage Deposit: £630.00

Total: £1,180.00

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

Strictly by appointment with Ulllyotts.

Regulated by RICS



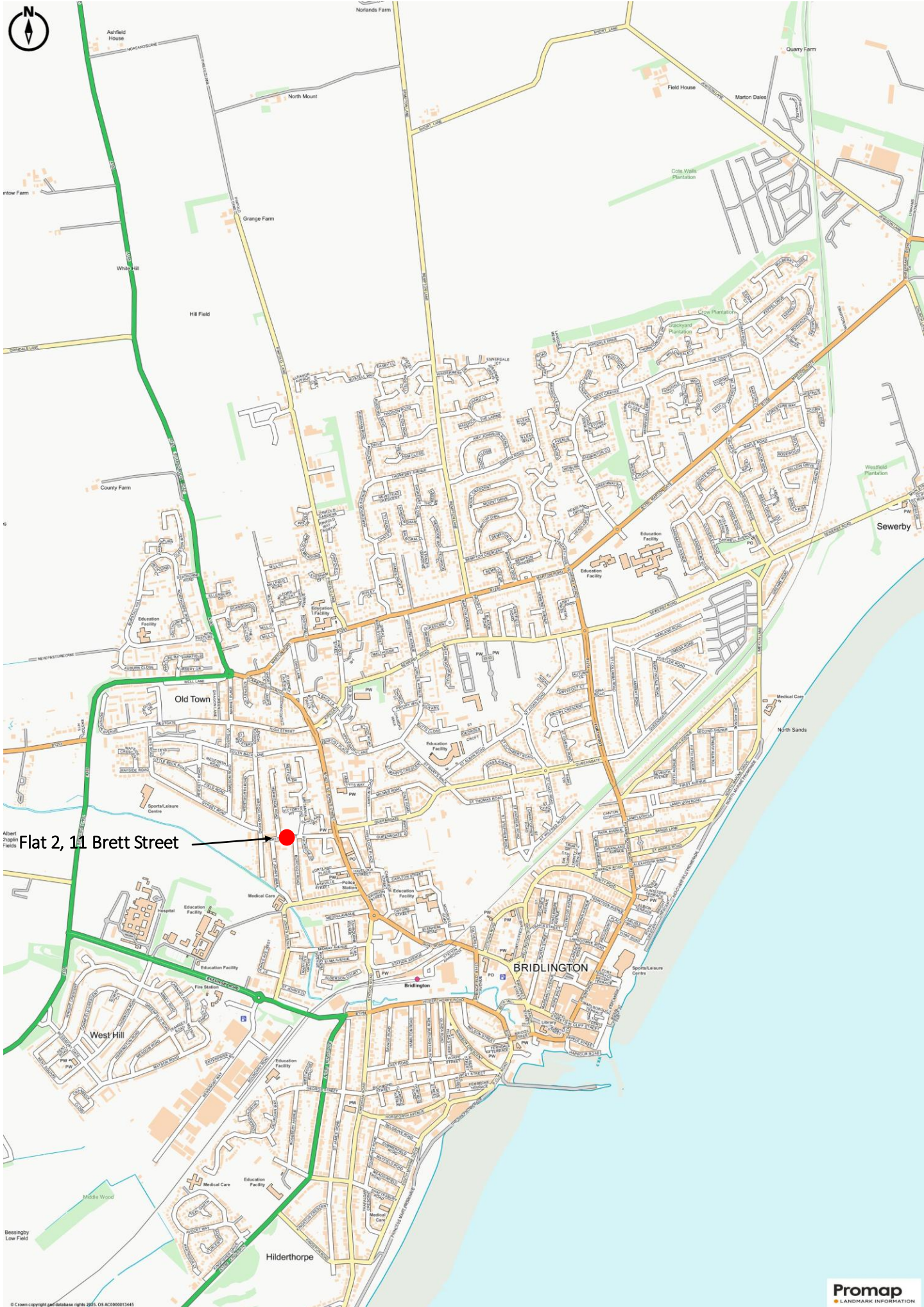
Bedroom Two



Bedroom Two Virtually Staged

The digitally calculated floor area is 50 sq m (538 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





Flat 2, 11 Brett Street



BRIDLINGTON

■ Ulllyotts ■

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