



9 Gypsy Bank
Bridlington
YO16 4NQ

TO LET

£850 pcm

3 Bedroom End Terrace House



3



2



1



Off Road
Parking



Gas Central Heating

9 Gypsy Bank, Bridlington, YO16 4NQ

A well-presented three-bedroom end-terraced home, combining traditional character with modern comforts. The property is spacious throughout, with a bright living area, modern kitchen, bathroom and three good-sized bedrooms. It also benefits from large gardens and off-street parking.

ENTRANCE HALL

15' 1" x 3' 6" (4.62m x 1.08m)

UPVC front door leading into a welcoming hallway with oak flooring, central light fitting, and radiator. A useful under-stairs cupboard houses the electric meter, and a smoke alarm is fitted to the ceiling.

LOUNGE

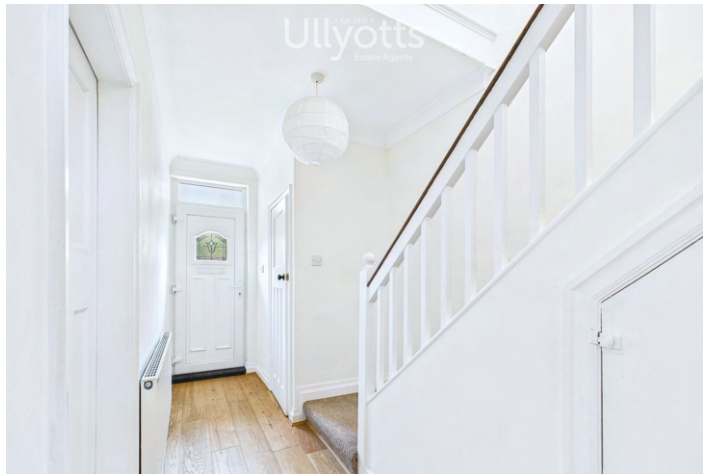
11' 7" x 12' 2" (3.54m x 3.71m)

Spacious lounge featuring a UPVC bay window to the front elevation, complete with a curtain pole*. An open fire with a wooden surround and tiled hearth creates a cosy focal point, with an electric fire* currently fitted. The room also includes a central light fitting, carpet flooring, and a radiator. Wooden double doors lead through to the adjoining dining room.

DINING ROOM

11' 7" x 10' 4" (3.54m x 3.16m)

A bright and inviting room with UPVC windows to the rear elevation, fitted with a curtain pole* and curtains*. The open fireplace features a wooden surround and tiled hearth, adding warmth and character. Built-in storage is neatly tucked into the alcove, offering practical space. Additional features include a central light fitting, carpet flooring, and a radiator.



Accommodation

KITCHEN

12' 2" x 6' 7" (3.73m x 2.02m)

With a range of wall and base units with worktops over, a composite sink with mixer tap, and a gas hob with integrated electric oven and pull-out extractor fan above. There is space for a washing machine, along with separate fridge and freezer spaces. The kitchen features a UPVC window to the rear elevation and a UPVC door providing access to the rear garden. The room is finished with tiled flooring and a central light fitting.

W/C

4' 8" x 2' 7" (1.43m x 0.81m)

A convenient ground floor WC with a UPVC window to the front elevation. Fitted with a low-level WC and a wall-mounted sink with taps and tiled splashback. Additional features include a central light fitting, radiator, and vinyl flooring.

STAIRS AND LANDING

9' 7" x 3' 4" (2.93m x 1.02m)

Stairs lead up to the landing, which features a UPVC window to the side elevation fitted with a roller blind*. The area is finished with carpet flooring and a central light fitting.

BEDROOM ONE

11' 7" x 11' 11" (3.54m x 3.65m)

A bright and airy double room with a UPVC window to the rear elevation, fitted with a curtain pole* and curtains*. The room features a central light fitting, carpet flooring, and a radiator.

BEDROOM TWO

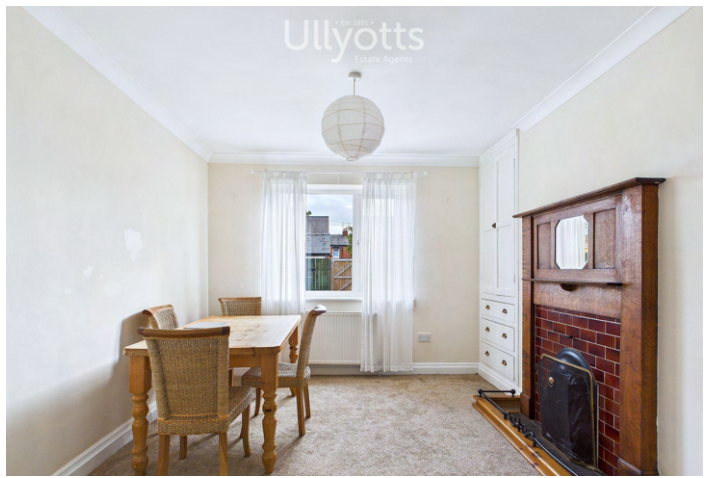
11' 6" x 10' 7" (3.51m x 3.24m)

A bright and airy double room with a UPVC sash window to the front elevation, fitted with a curtain pole* and curtains*. The room features a central light fitting, carpet flooring, and a radiator.

BEDROOM THREE

8' 3" x 6' 7" (2.54m x 2.02m)

Bedroom Three is a good-sized room featuring a UPVC sash window to the front elevation, fitted with a Venetian blind*, curtain pole*, and curtains*. The room includes a central light fitting, radiator, and carpet flooring.



BATHROOM

8' 11" x 6' 5" (2.74m x 1.97m)

The bathroom features a white suite, including a P-shaped bath with mixer tap and thermostatic shower over, complete with a curved glass shower screen and paneled bath. There is a low-level WC and a hand basin mounted on a pedestal. A UPVC window to the rear elevation is fitted with a roller blind*. Additional features include a central light fitting, vinyl flooring, and a radiator.

GARDEN

The front garden is large and divided into two sections. Leading from the door, the first section is mainly laid to lawn with borders on either side and benefits from a shed* and mature hedging beyond. Directly outside the door is a patio area with a path that leads to the second section of the garden, which has previously been used as an allotment-style space featuring various raised beds and planting areas. This area also includes a greenhouse*, shed*, and polytunnel*. There is gated access leading to the pedestrian walkway of Gypsy Bank, providing convenient routes to both St Johns Avenue and Melbourne Avenue.

PARKING

To the rear of the property is a large parking area accessed via double wooden gates from Melbourne Avenue. A small section of the space is laid with astroturf, while another area features a planting bed. Additional storage is provided by the old coal store, offering practical space for garden tools or other items.

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

Band D.



PAYMENTS

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

One month's rent: £850.00

Damage Deposit: £950.00

Total: £1,770.00

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.

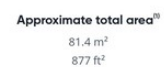
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

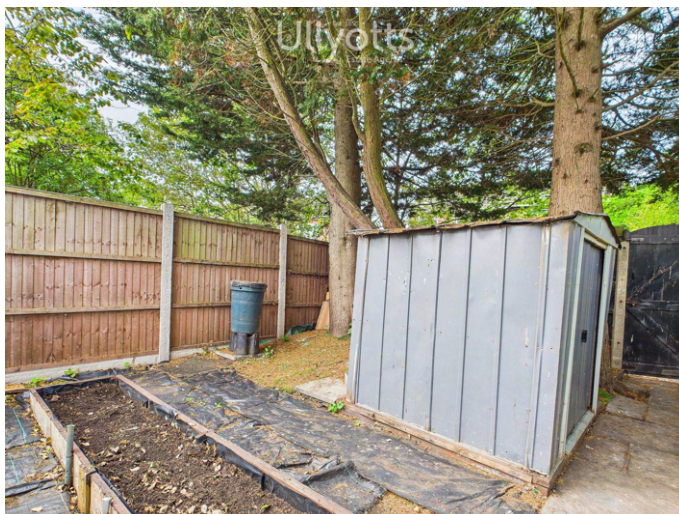
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(1) Excluding balconies and terraces.

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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