



Flat 2 1C Springfield Avenue  
Bridlington  
YO15 3AA

TO LET

£395 pcm

1 Bedroom First Floor Apartment

■ Ulllyotts ■  
EST 1891

01262 401401

# Flat 2, 1C Springfield Avenue Bridlington, YO15 3AA

## LOCATION

The Harbour and Town Centre areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

## ACCOMMODATION

Town centre flat located at first floor landing in this parade of units, very handily located for the local shops, amenities, railway station and supermarket.

The property would be ideally suited to a single person or retired, seeking an easily maintained property with full gas central heating.

## GROUND ENTRANCE

With tele-entry system, inner ways to stairs with private letter boxes and access to first floor landing.

## HALLWAY

5' 11" x 3' 8" (1.82m x 1.12m)  
With radiator.

## LOUNGE

13' 1" x 11' 6" (4.00m x 3.51m)  
With bay window and radiator.

## KITCHEN

8' 5" x 7' 10" (2.57m x 2.41m)  
Fitted with a range of wall and base units with worktop over and tiled splashback. Inset sink with drainer and mixer taps. Space and plumbing for a washing machine and under-counter fridge. Window to the side elevation. Additional features include a central ceiling light fitting, vinyl flooring, radiator, and extractor fan. Also included is a freestanding wheeled unit\*.

## BEDROOM

12' 9" x 11' 5" (3.89m x 3.49m)  
Windows to the rear and side elevations, both fitted with curtain rails\* and curtains\*. Central ceiling light, carpet flooring, and radiator.

## BATHROOM

7' 5" x 5' 10" (2.28m x 1.80m)  
Fitted with a white suite comprising a low-level WC, pedestal-mounted hand basin, and panelled bath with tiled surround. Frosted glass window to the front elevation. Additional features include a central ceiling light fitting, extractor fan, vinyl flooring, radiator, and a wall-mounted mirrored cabinet\*.

## SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

## 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: £395.00  
Damage Deposit: £450.00

Total: £845.00

## 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

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

**Bedroom**  
3.49 x 3.89 m  
11'5" x 12'9"

**Kitchen**  
2.41 x 2.57 m  
7'10" x 8'5"

**Lounge**  
4.00 x 3.51 m  
13'1" x 11'6"

**Bathroom**  
1.80 x 2.28 m  
5'10" x 7'5"

**Hallway**

**Approximate total area<sup>(1)</sup>**  
44.7 m<sup>2</sup>  
482 ft<sup>2</sup>

(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

# ■ 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 

 RICS

 The Property  
Ombudsman

## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations