



Flat 2 16 Prospect Street
East Yorkshire
YO15 2AL

TO LET

£450 pcm

1 Bedroom First Floor Flat

■ Ulllyotts ■
EST 1891

01262 401401

Flat 2, 16 Prospect Street Bridlington, YO15 2AL

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.

HALLWAY

12' 10" x 2' 8" (3.92m x 0.83m)

Ground floor communal entrance hallway leading to a private entrance on the first floor.

LOUNGE

15' 6" x 8' 5" (4.73m x 2.57m)

Window to the rear elevation fitted with vertical blinds*. Flush ceiling light fittings, carpet flooring, and radiator.

KITCHEN

8' 8" x 6' 7" (2.66m x 2.03m)

Fitted with a range of wall and base units with worktop over, inset sink with drainer and taps, and tiled splashback. Sash windows to the side elevation. Includes electric oven*, with space for a washing machine and fridge freezer. Additional features include a storage cupboard, central ceiling light fitting, extractor fan, radiator, and vinyl flooring.

BATHROOM

8' 9" x 5' 10" (2.68m x 1.79m)

Fitted with a white suite comprising a low-level WC, pedestal-mounted hand basin, and panelled bath with taps, glass shower screen, and thermostatic shower over. Sash window to the side elevation. Additional features include a central ceiling light fitting, radiator, vinyl flooring, and extractor fan.

BEDROOM

11' 11" x 10' 5" (3.64m x 3.19m)

Sash window to the side elevation. Central ceiling light fitting, carpet flooring, radiator, and built-in storage cupboard.

YARD

Communal yard to the rear, with designated storage area for bins.

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.

PARKING

On street permit parking.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

SERVICES

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

PAYMENTS

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

One month's rent: £450.00

Damage Deposit: £500.00

Total: £ 950.00

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 - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

GIRAFFE 360

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