



1 St Martins Drive
Bridlington
YO16 4NH

TO LET

£800 pcm

3 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01262 401401

1 St Martins Drive

Bridlington, YO16 4NH

ACCOMMODATION

The property briefly comprises, entrance hall, lounge/ diner, kitchen, landing, three bedrooms and shower room.

ENTRANCE HALL

6' 9" x 5' 6" (2.06m x 1.68m)

With UPVC door into, side window, radiator, stairs leading off and door to.

LOUNGE/DINER

29' 5" x 10' 7" (8.97m x 3.23m)

With window to front and rear elevation, radiator, TV point and coving. The lounge is carpeted and the dining area has laminate flooring, two radiators and understairs cupboard. Door to kitchen.

KITCHEN

14' 2" x 7' 8" (4.34m x 2.34m)

With range of wall and base units, drawer unit, work surface over, stainless steel sink and mixer tap, tiled splash back, gas hob, electric oven, extractor over, wall mounted gas central heating boiler, space for washing machine, fridge and freezer, breakfast bar, window to rear elevation, side entrance door and radiator.

LANDING

With window to side elevation and doors to.

BEDROOM 1

16' 7" x 10' 9" (5.08m x 3.28m)

With radiator and window to rear elevation.

BEDROOM 2

10' 9" x 10' 7" (3.3m x 3.23m)

With radiator and window to front elevation and storage cupboard.

BEDROOM 3

7' 6" x 5' 8" (2.31m x 1.75m)

With radiator and window to front elevation.

SHOWER ROOM

13' 3" x 5' 4" (4.04m x 1.65m)

With window to rear elevation, double shower cubicle with glass screen, shower over, low level wc, pedestal wash hand basin, vinyl flooring, radiator and fully tiled walls.

OUTSIDE

To the front of the property there is a picket style fence, lawn and shrub borders, with side driveway and parking for a least two vehicles, double gates to the rear garden, outside wc, carport, rear garden mainly laid to lawn with borders, timber summerhouse*, patio and secure fenced boundaries.

GARAGE

Single brick garage with up and over door, power and light connected and side personnel door.

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 C.

PAYMENTS

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

One month's rent: £800.00

Damage Deposit: £900.00

Total: £1,700.00

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.

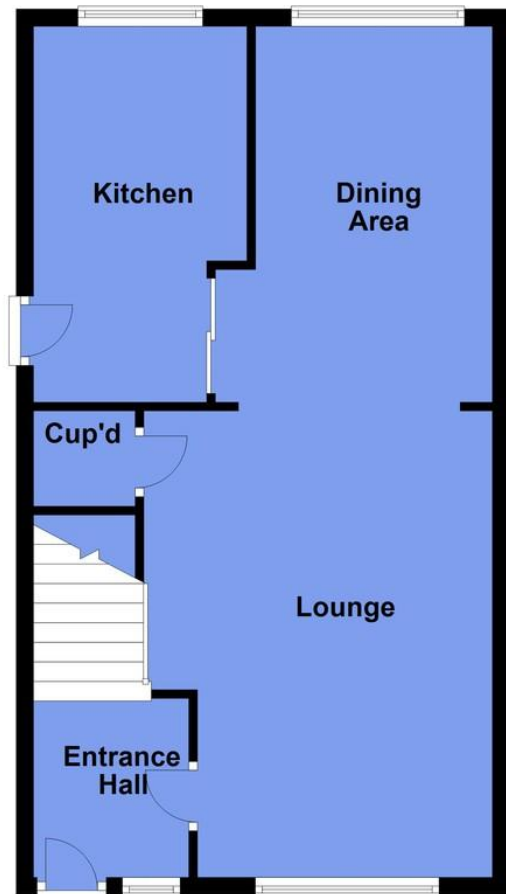
VIEWING

Strictly by appointment with Ulllyotts.

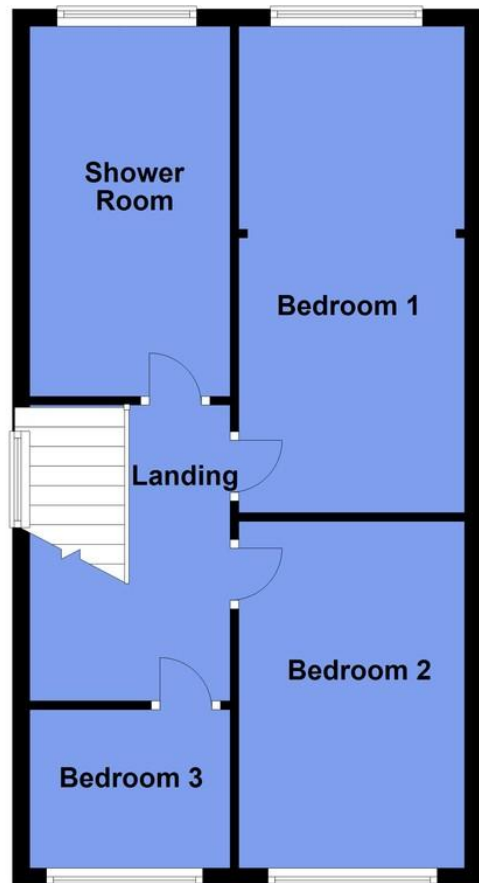
Regulated by RICS

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

Ground Floor



First Floor



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