



Flat 3 28 Promenade
Bridlington
YO15 2QD
TO LET
£550 pcm

2 Bedroom Second Floor Flat

▪ **Ullyotts** ▪

EST 1891

01262 401401



Kitchen



Flat 3 28 Promenade, Bridlington, YO15 2QD

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.



Kitchen



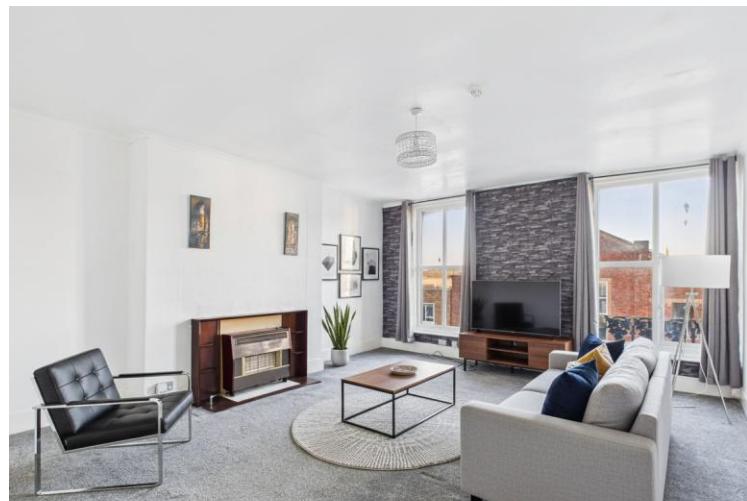
Kitchen



Lounge



Lounge



Virtually Staged Lounge

Accommodation

This well-presented two-bedroom second-floor apartment is ideally located on the Promenade in the heart of Bridlington's town centre. Its prime location allows you to enjoy everything Bridlington has to offer right on your doorstep-whether it's a stroll along the beach, dining out, or exploring the vibrant town centre.

HALLWAY

An inviting hallway with carpet and a central ceiling light fitting, complemented by a practical storage cupboard which neatly contains the water meter and stop tap

LOUNGE

Situated to the front of the property, the lounge enjoys excellent natural light from two windows, each fitted with curtain poles* and curtains*. The room features a central light fitting and a decorative fire surround (gas fire capped off). Finished with carpet flooring, a radiator, and a mains-connected smoke alarm, this is a comfortable and well-presented living space.

KITCHEN

Appointed with a range of wall and base units topped with practical work surfaces, the kitchen includes a sink with drainer and mixer taps and enjoys natural light from a rear-facing window and side window. There is space for both an electric cooker and a tall fridge-freezer, while carpet flooring, a central light fitting and a radiator add comfort. A convenient storage cupboard accommodates the combination boiler.

BEDROOM ONE

A rear-elevation window with curtain pole* and curtains* provides natural light to the room, which is further enhanced by a charming feature fireplace. The space is completed with a central ceiling light fitting, soft carpet flooring and a radiator.

BEDROOM TWO

A front-facing window, complete with curtain pole* and curtains*, provides ample natural light, complementing the room's decorative fire surround. The space is finished with a central ceiling light, carpet flooring and a radiator.



Bedroom One



Virtually Staged Bedroom One



Bedroom One



Bedroom Two

BATHROOM

Featuring a white suite comprising a panelled bath with mixer tap and thermostatic shower, complete with shower curtain*, low-level WC and a hand basin with mixer tap and storage cupboard beneath. A window to the side elevation provides natural light, and the room is finished with vinyl flooring, a central light fitting and a radiator.

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 C.

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: £1180.00

SERVICES

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



Bedroom Two



Virtually Staged Bedroom Two



Bathroom



Bathroom

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.

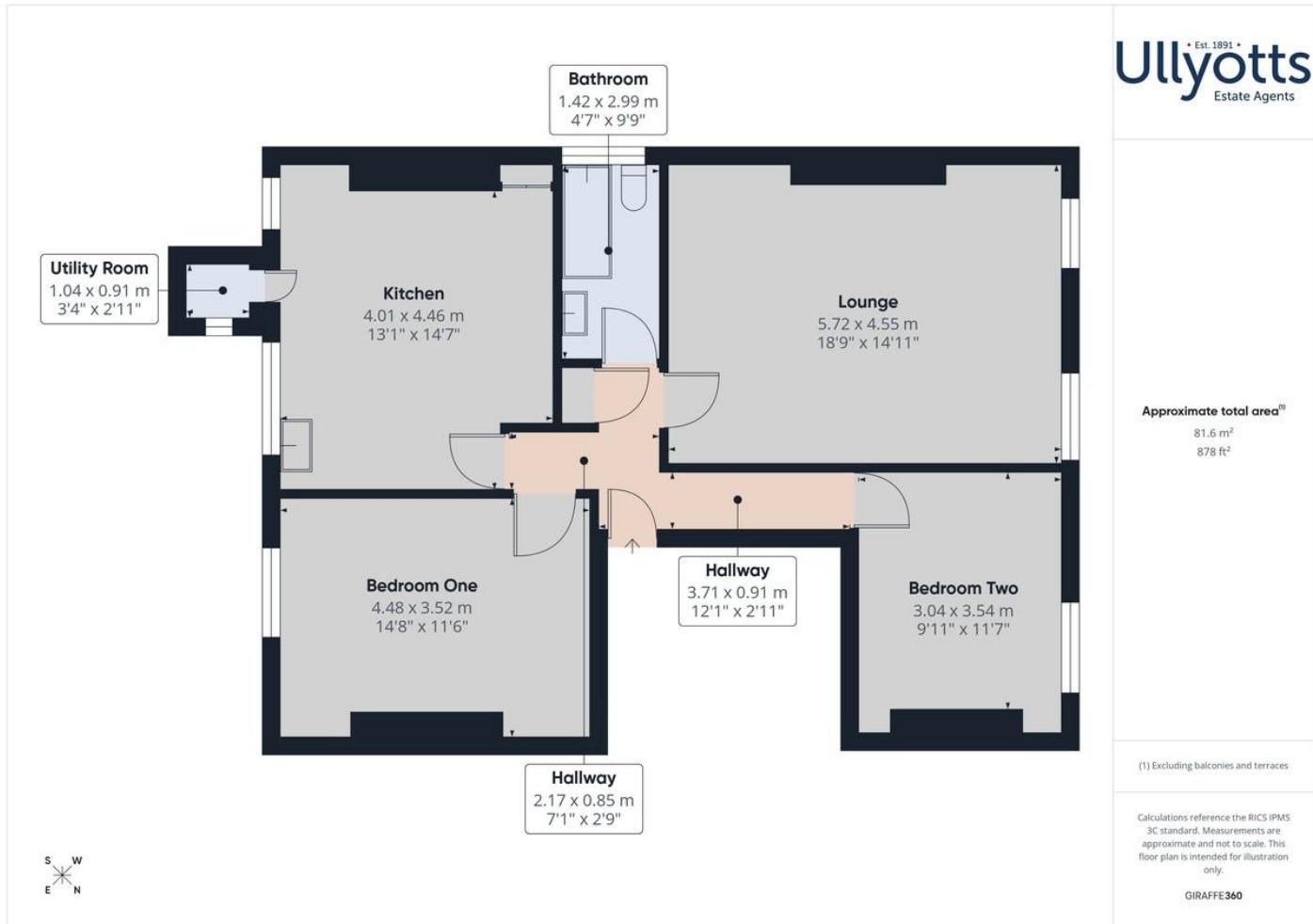
VIEWING

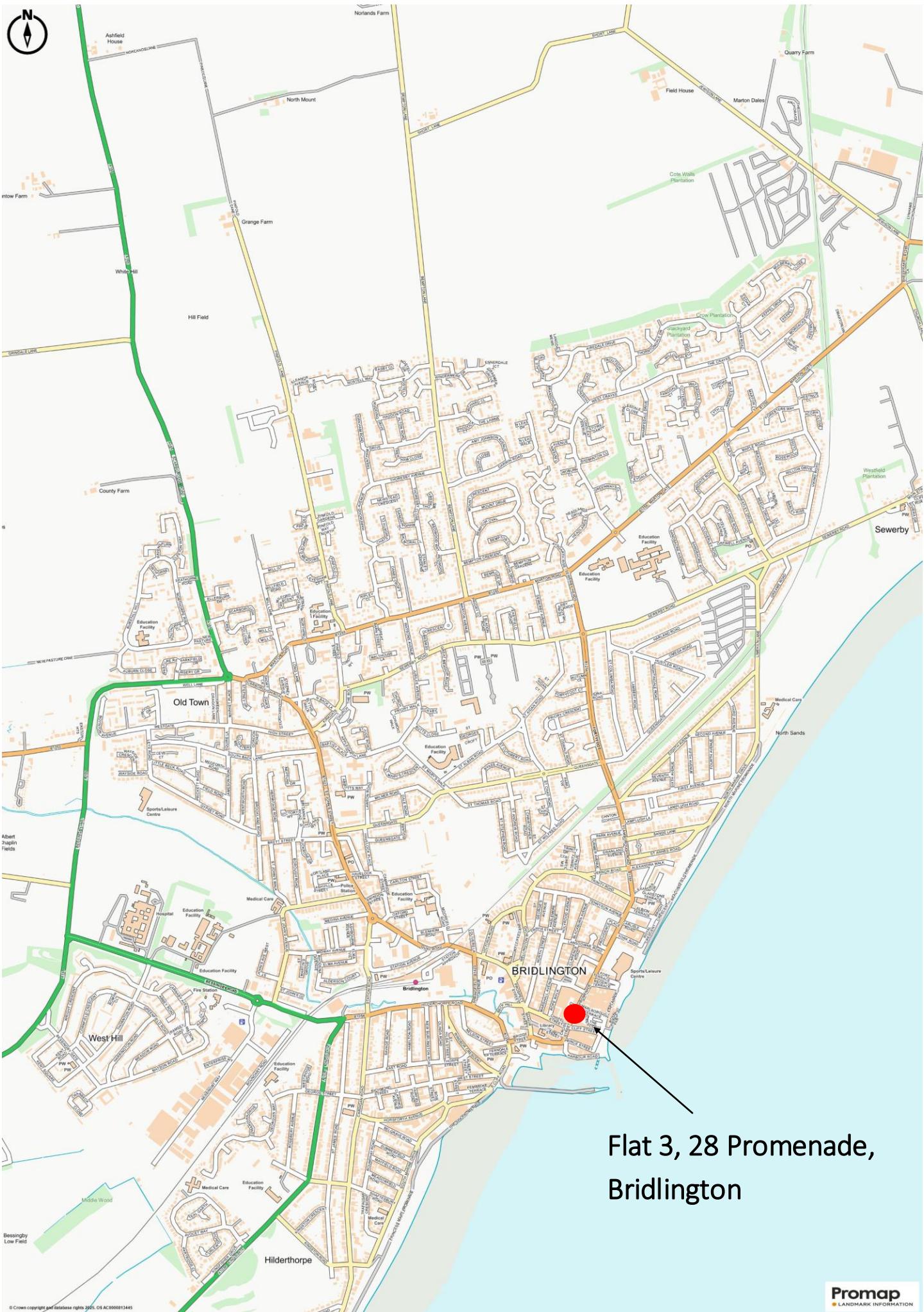
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 81.6m².

This area may differ from the floor area on the Energy Performance Certificate.





■ Ulliyotts ■

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