



37 Teal Garth
East Yorkshire
YO15 3LJ

TO LET

£575 pcm

1 Bedroom Quarter House

▪ **Ullyotts** ▪

EST 1891

01262 401401

37 Teal Garth

Bridlington, YO15 3LJ

The property is very handily positioned in this popular South Side residential area formed by Barratt Construction. The property is situated just off Kingsgate which is only a 10 minute walk away to the Southside seafront. The property benefits from a lounge, kitchen, bedroom and bathroom also benefitting from allocated parking space and brick store.

The Kingsgate, Cardigan Road, and Avocet Way area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary School (ages 3-11), a nursery school, Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

ENTRANCE HALL

11' 5" x 7' 11" (3.48m x 2.42m)

Entering via the uPVC door leading into the entrance hall through to the open lounge.

LOUNGE

8' 10" x 14' 6" (2.70m x 4.42m)

A light and airy lounge with window, radiator and carpet flooring. Staircase to first floor landing. Opening to:

KITCHEN

7' 2" x 6' 0" (2.19m x 1.84m)

With a newly fitted kitchen comprising wall and base units with work top over, sink and drainer with mixer tap sits beneath the window. With electric integrated oven, hob and extractor hood fitted above. Space for washing machine and tall standing fridge / freezer. Central light fitting and vinyl flooring.

FIRST FLOOR LANDING

7' 4" x 2' 7" (2.24m x 0.80m)

With a window on the stair case and a storage cupboard housing the gas central heating boiler.

BEDROOM

8' 9" x 14' 6" (2.68m x 4.44m)

With window, central light fitting, carpet flooring and radiator.

BATHROOM

7' 3" x 6' 0" (2.23m x 1.85m)

Comprising a panelled bath with mixer taps and shower attachment, tiled walls surrounding and glass shower screen. Hand basin mounted on pedestal and low level w/c. Central light fitting, window, vinyl flooring and radiator.

GARDEN

Benefiting from an enclosed lawned garden with patio area. Brick out store for storage.

PARKING

Located to the front of the property is a parking area for one car.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

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: £575.00

Damage Deposit: £660.00

Total: £1,235.00

SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media 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.

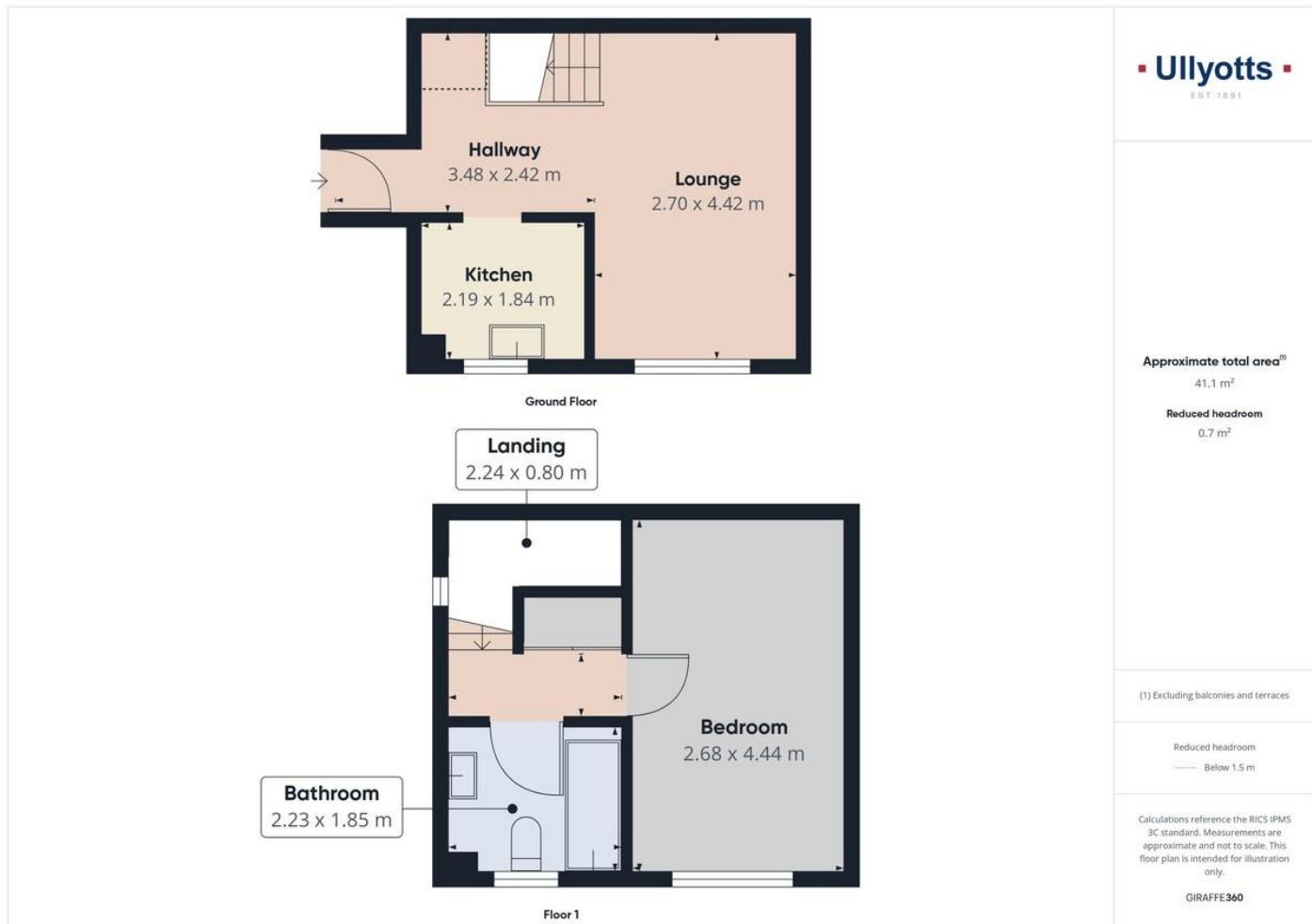
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

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

Regulated by RICS

The digitally calculated floor area is 48 sq m (517 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



■ Ulliyotts ■

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