



3 Assembly House  
Bridlington  
YO16 4HS

TO LET

£500 pcm

1 Bedroom Ground Floor Apartment

■ Ulllyotts ■  
EST 1891

01262 401401

# 3 Assembly House

## Bridlington

### YO16 4HS

#### LOCATION

Assembly House was built by Messrs Barratt under the NHBC scheme and is very handily located for local shops in Quay Road and St John Street, Post Office, convenience stores, bakers, butchers etc and local buses pass through the locality linking to the main town centre and outer town areas.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

#### ACCOMMODATION

This ground floor, purpose built apartment offers a one bedroomed layout with an open plan lounge and kitchen. The apartment has a private parking space, electric heating and uPVC double glazing.

#### COMMUNAL ENTRANCE

With intercom entry system.

#### PRIVATE ENTRANCE HALL

With intercom entry system, electric radiator, smoke alarm, storage cupboard housing hot water cylinder with immersion heater and additional storage cupboard.

#### OPEN PLAN LOUNGE/KITCHEN AREA

17' 2" x 13' 5" (5.23m x 4.09m)

A spacious open plan lounge and kitchen area, with a window to the side elevation, electric radiator, TV and telephone points, carpet to the lounge area and laminate flooring to the kitchen area. The kitchen offers a good range of wall, base and drawer units, worktop over, built in electric oven, 4 ring electric hob and extractor over. Stainless steel sink unit with mixer tap, tiled surrounds, space for washing machine and upright fridge freezer.

#### BEDROOM

10' 8" x 10' 0" (3.25m x 3.05m)

With a window to the side elevation, electric storage heater and built-in wardrobes.

#### BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)

A modern white suite comprising panelled bath with mains fed shower over, vanity hand wash basin with storage cupboard, low flush WC, part tiled surrounds, heated towel ladder and extractor fan.

#### OUTSIDE

Communal gardens around the property with courtyard areas. The property has a private parking space (space 61).

#### PAYMENTS

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

One month's rent: £500.00

Damage Deposit: £500.00

Total: £1000.00

#### SERVICES

All mains services connected. It is the responsibility of the tenant to arrange telephone and television connections.

#### NOTES

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.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

Rating C.

#### VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS

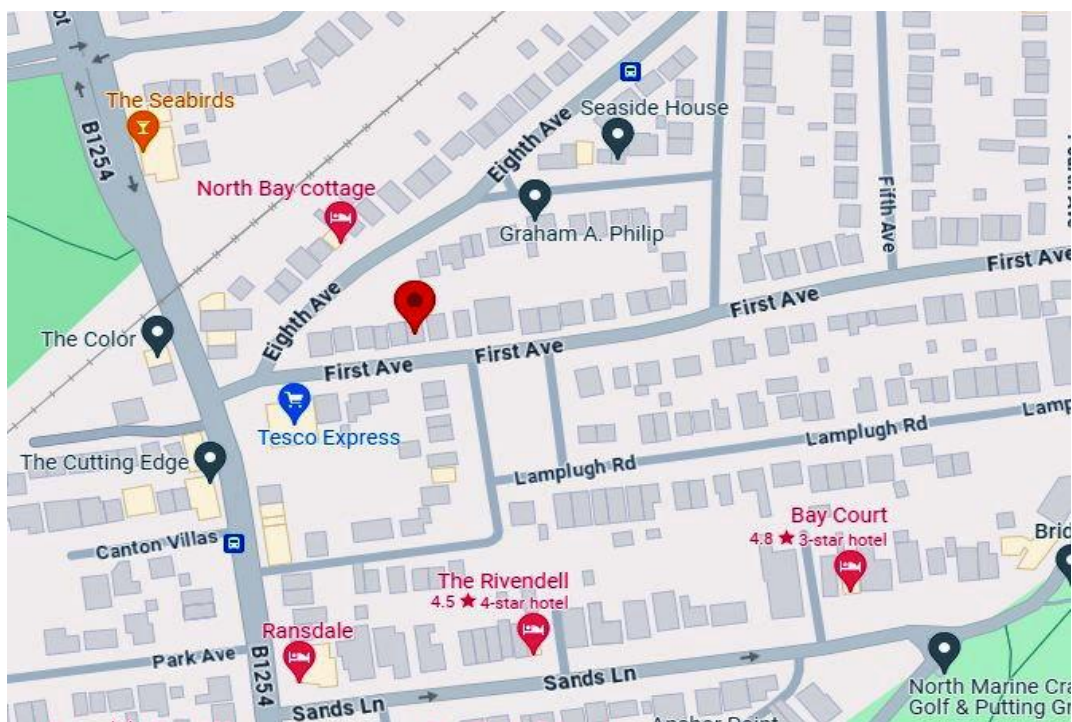
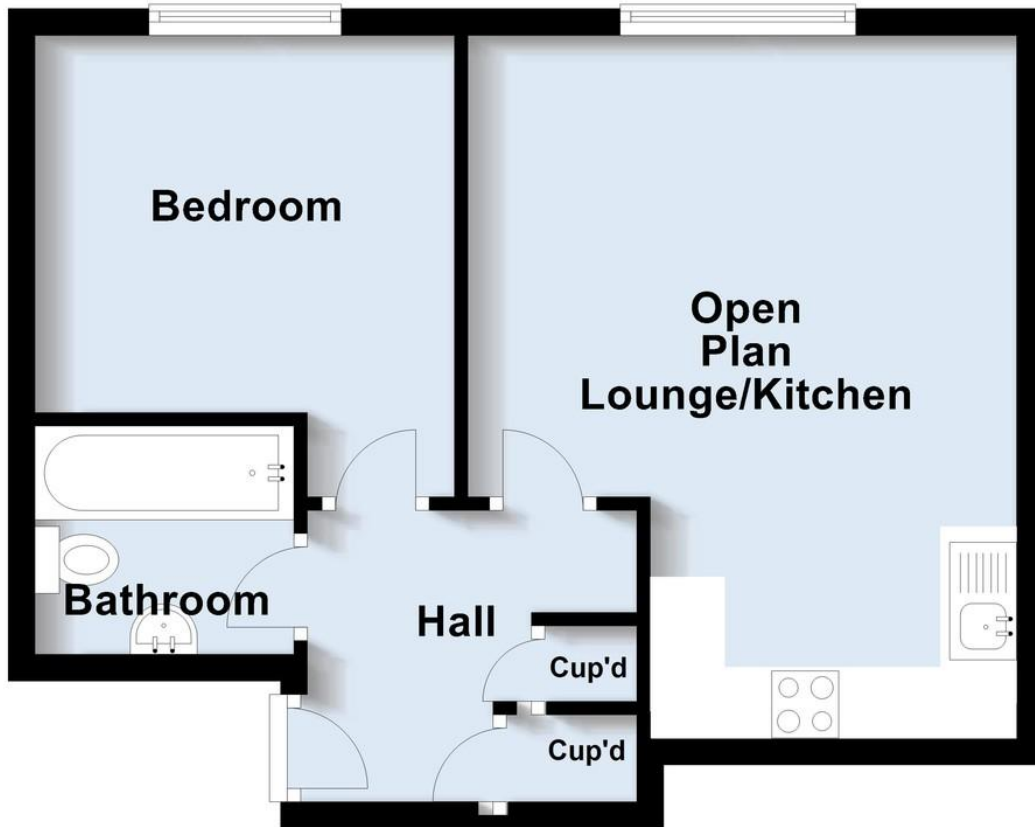
#### APPLY FOR THIS PROPERTY

To apply for this property, visit [www.ulyotts.co.uk/apply-to-be-a-tenant](http://www.ulyotts.co.uk/apply-to-be-a-tenant) to fill out our online application form.

Once we have received a complete application form and six months bank statements, we will process your application form (please note this can take up to 10 working days). After your application form has been processed, we will contact you to arrange a viewing of the property.

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

## Ground Floor



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