

Maisonette 1 Wellington Road
Bridlington
YO15 2BA

TO LET

£795 pcm

3 Bedroom Maisonette

Ullyotts
EST 1891

01262 401401



Balcony - Virtually Staged

3 | 1 | 1 | Off Road Parking | Gas Central Heating

Maisonette 1 Wellington Road, Bridlington, YO15 2BA

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 nearby railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.





Kitchen



W/C



Kitchen/Dining



Kitchen/Dining - Virtually Staged

Accommodation

Well presented newly renovated property on Wellington Road, Bridlington, ideally located close to the Cenotaph and within easy reach of local amenities, transport links, and the town centre. The accommodation offers a private rear entrance, hallway, ground floor W/C, modern fitted kitchen with integrated appliances and space for white goods, and a spacious lounge with feature fireplace and access to a balcony. To the first floor are well proportioned bedrooms and a contemporary bathroom with bath and separate corner shower.

Externally, the property benefits from off-road parking for two vehicles, a gravelled front area, and bin storage.

PRIVATE ENTRANCE

Accessed via a private rear entrance, with steps leading to UPVC doors and rain canopy.

HALLWAY

Entered via a UPVC door into a bright and welcoming hallway, featuring carpeted flooring, a central ceiling light fitting, and a window to the front elevation.

W/C

Fitted with a low level WC and hand wash basin with mixer tap. Additional features include vinyl flooring, a central light fitting, and a window to the rear elevation. The room also houses the combi boiler.

KITCHEN

17' 4" x 12' 7" (5.30m x 3.86m)

A well appointed kitchen featuring two windows to the rear elevation fitted with roller blinds*. The room is fitted with a range of wall and base units with work surfaces over, incorporating a coloured stainless steel sink with drainer and mixer tap. There is space for a washing machine, dishwasher, and tall standing fridge freezer. Integrated appliances include an electric oven with electric hob and extractor hood above. Additional features include a mix of vinyl and carpet flooring, ceiling light fittings, and a radiator.

DOWNSTAIRS WC

6' 8" x 3' 8" (2.05m x 1.14m)

Pedestal wash hand basin and low level WC. Wall mounted gas central heating boiler. Double glazed window. CO alarm.

STAIRS

Stairs rise from the hallway to the first floor landing, featuring carpeted flooring, a central light fitting, and a window to the side elevation allowing natural light to brighten the space and view over the gravelled car park.

LANDING

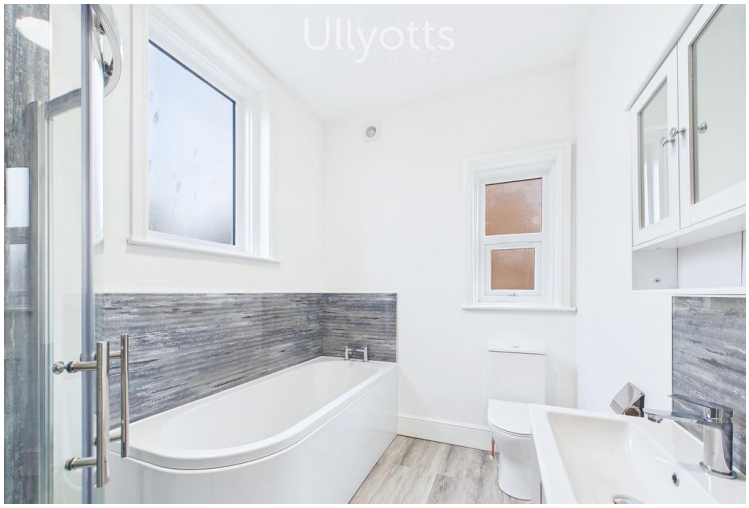
Featuring carpeted flooring, a central ceiling light fitting, and a radiator, the landing provides access to the first floor accommodation.



Lounge



Lounge



Bathroom



Bathroom

LOUNGE
14' 9" x 14' 6" (4.52m x 4.43m)
A bright and spacious living area featuring a window to the front elevation fitted with vertical blinds*, allowing for plenty of natural light. The room benefits from a feature fireplace with fitted electric fire*, carpeted flooring, central ceiling light fitting, and radiator. A UPVC door provides direct access onto the balcony provided with safety railings.

BEDROOM 1
17' 6" x 8' 9" (5.34m x 2.67m)
A well proportioned bedroom featuring a window to the rear elevation fitted with a roller blind*. Additional features include carpeted flooring, a central ceiling light fitting, and a radiator.

BEDROOM 2
A well proportioned bedroom featuring a window to the side elevation fitted with a roller blind*. Additional features include carpeted flooring, a central ceiling light fitting, and a radiator.

BEDROOM 3
14' 6" x 9' 1" (4.44m x 2.78m)
A well proportioned bedroom featuring a window to the rear elevation fitted with a roller blind*. Additional features include carpeted flooring, a central ceiling light fitting, and a radiator.

BATHROOM
9' 7" x 6' 11" (2.94m x 2.13m)
A modern bathroom suite featuring frosted glass windows to both the front and side elevations, providing natural light while maintaining privacy. The suite comprises a curved panelled bath with mixer tap, corner shower cubicle with sliding doors and thermostatic shower, and a hand wash basin mounted on a storage pedestal with mixer tap and mirrored cabinet* above. Additional features include a chrome heated towel radiator, central ceiling light fitting, extractor fan, and vinyl flooring.

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

PARKING
The property benefits from off road parking to the front, providing space for up to two vehicles.

OUTSIDE
To the front of the property is a low maintenance gravelled area, providing an attractive and practical external space.

COUNCIL TAX BAND
Band B.

ENERGY PERFORMANCE CERTIFICATE
Band C.



Bedroom One



Bedroom Two



Bedroom Three



Private Entrance

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £910.00

Monthly rent: £795.00

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

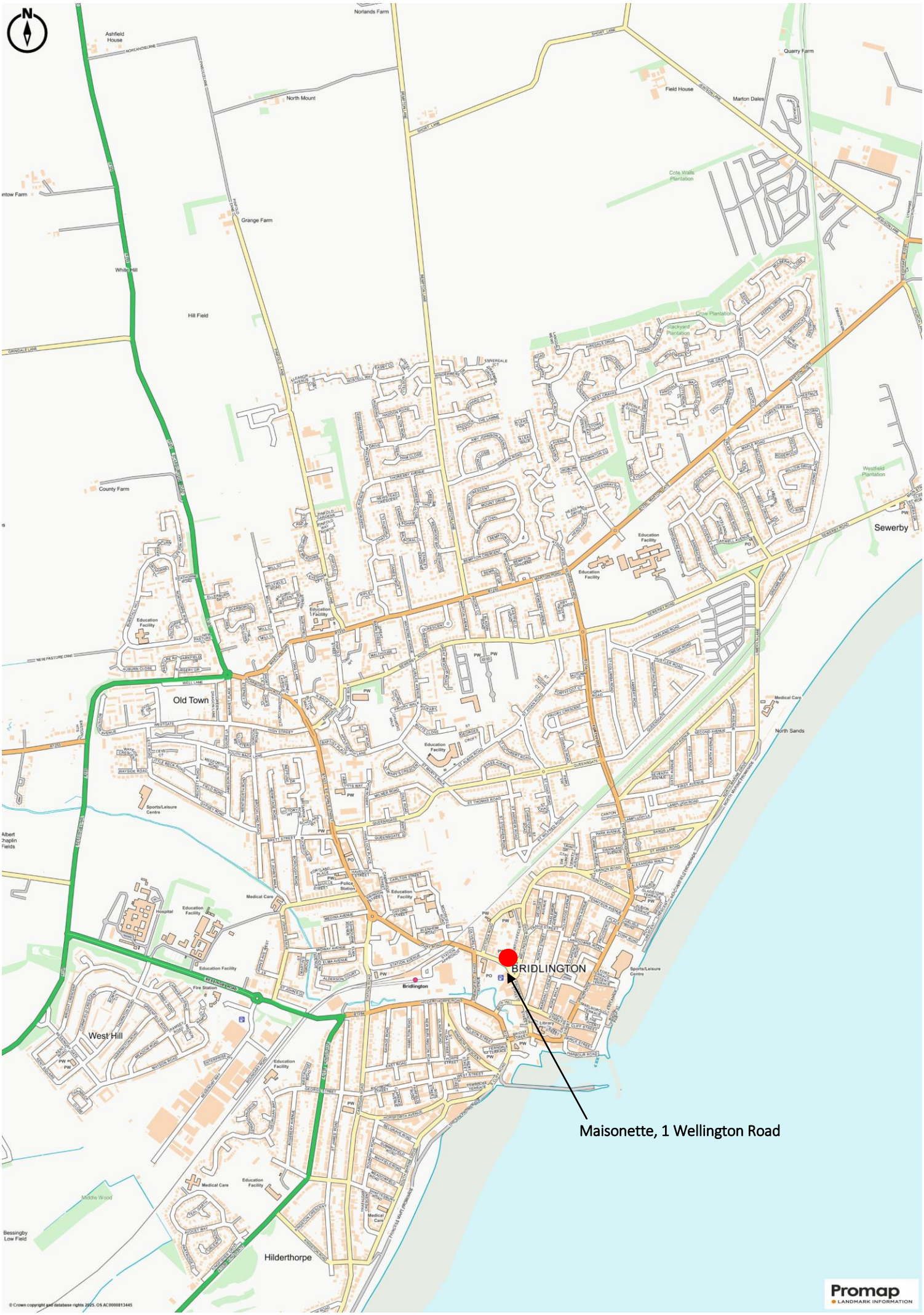
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ullyotts.

Regulated by RICS



The digitally calculated floor area is 94 sq m (1,009 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.




Maisonette, 1 Wellington Road
BRIDLINGTON
Old Town
West Hill
Hilderthorpe
Sewerby
North Sands
Bridlington
Promap
LANDMARK INFORMATION
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EST 1891





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