



Flat 2A 12 Prospect Street
Bridlington

YO15 2AL

TO LET

£375 pcm

One Bedroom Second Floor Flat

■ Ulllyotts ■
EST 1891

01262 401401

Flat 2A, 12 Prospect Street Bridlington, YO15 2AL

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.

ACCOMMODATION

The property briefly comprises of lounge, kitchen, bedroom and bathroom. The property is conveniently located with the town centre allowing access to local amenities. Permit parking on street.

HALLWAY

4' 10" x 2' 9" (1.49m x 0.86m)

Leading from the communal stairs to hallway with central light, mains smoke alarm and carpet.

LOUNGE

7' 10" x 14' 3" (2.41m x 4.36m)

Bay window to front elevation fitted with roller blinds*, decorative fire and surround. Central light fitting, electric heating and carpet.

KITCHEN

4' 9" x 7' 0" (1.47m x 2.15m)

With a range of wall and base unit, work top over, stainless steel sink with taps. Freestanding cooker* and undercounter fridge freezer*. Window to rear elevation. Wall mounted electric water heater. Central light, mains smoke alarm and vinyl flooring.

BEDROOM

9' 0" x 7' 3" (2.75m x 2.23m)

Window to rear elevation with roller blind*. Electric heater, central light and carpet.

SHOWER ROOM

8' 11" x 2' 5" (2.73m x 0.75m)

Cream suite comprising of low level w/c, hand basin with taps on pedestal, mirror mounted above, enclosed electric shower with bifold doors. Central light, extractor fan and vinyl flooring.

PARKING

On street permit parking. Permits can be acquired from East Riding of Yorkshire Council.

CENTRAL HEATING

The property benefits from electric heating.

DOMESTIC HOT WATER

Provided by water heater.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

COUNCIL TAX BAND Band A.

ENERGY PERFORMANCE CERTIFICATE Rating E.

PAYMENTS

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

One month's rent: £375.00

Damage Deposit: £432.69

Total: £807.69

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.

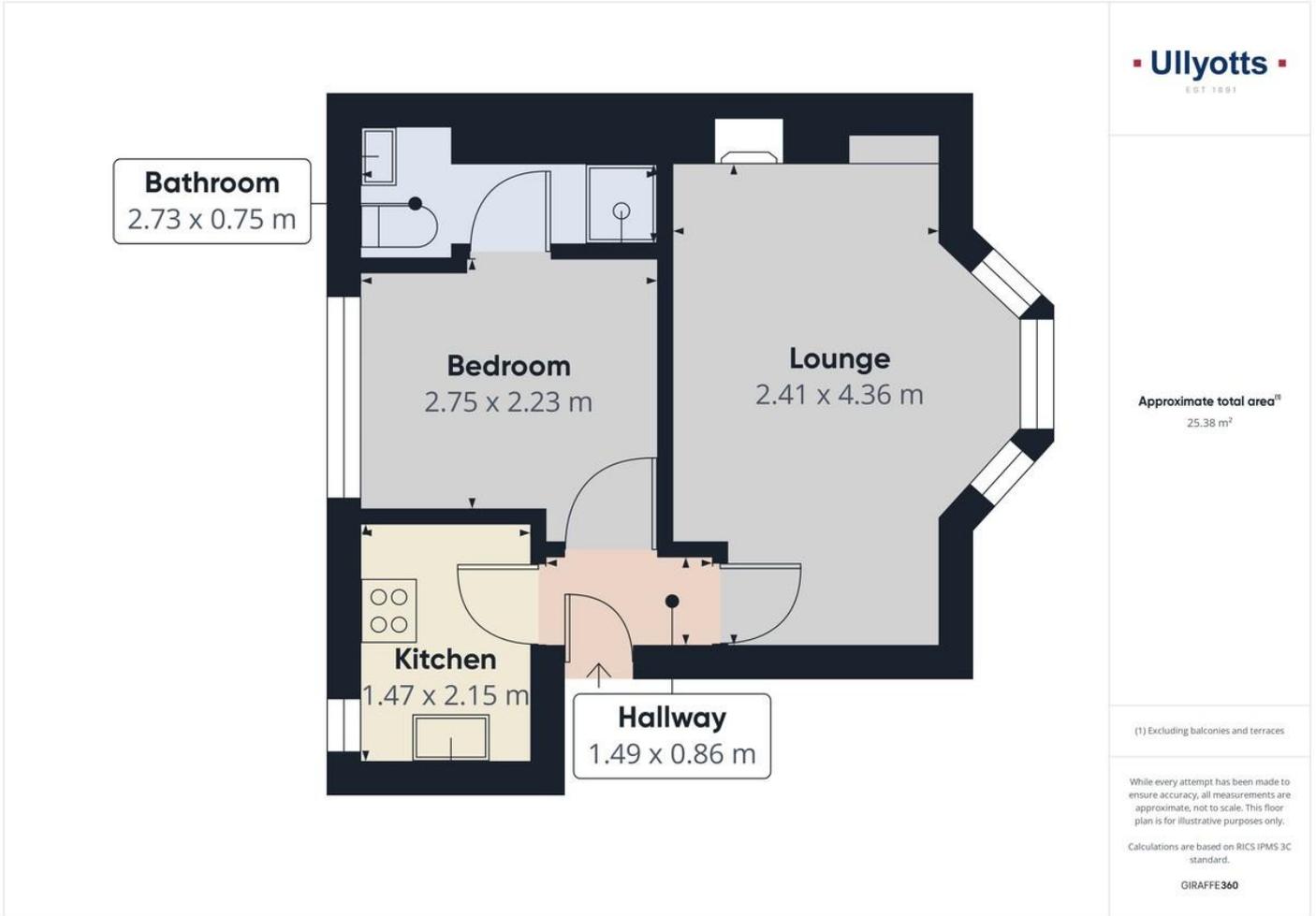
FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 31 sq m



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