



Flat 1, 1 Sands Lane
Bridlington

YO15 2JG

TO LET

£575 pcm

2 Bedroom Basement Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401

Flat 1, 1 Sands Lane

Bridlington

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LOCATION

Sands Lane runs directly between Flamborough Road and the north side seafront, North Marine Drive, with local shops within immediate walking distance including a nationally named supermarket, convenience store, takeaways and hairdressers. The town centre is a short walk to the south. Local buses are routed past Flamborough Road to the surrounding 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

A basement apartment, which is part of an established Victorian semi-detached house, which is now split into five residential letting units.

This particular apartment has been newly renovated and has its own entrance to the rear, having gas central heating, uPVC double glazing and private parking on the forecourt.

The apartment is available on an assured shorthold tenancy, with continuation thereafter subject to satisfactory conduct of the initial period.

ENTRANCE HALL

21' 8" x 3' 9" (6.6m x 1.14m)

With fire alarm system, thermostat, radiator and storage cupboard.

LOUNGE

17' 3" x 10' 3" (5.26m x 3.12m)

With front bay window and two radiators.

KITCHEN

13' 11" x 5' 4" (4.24m x 1.63m)

With a range of modern wall, base and drawer units, worktop over, tiled splashback, electric oven, hob, extractor and stainless steel sink with mixer tap. Space for white goods and windows to side elevation.

BEDROOM 1

16' 3" x 10' 2" (4.95m x 3.1m)

With radiator and window to rear.

BEDROOM 2

9' 0" x 6' 2" (2.74m x 1.88m)

With window to side and radiator.

SHOWER ROOM

6' 9" x 6' 2" (2.06m x 1.88m)

Newly re-fitted with double shower cubicle, glass doors, thermostatic shower over, low level WC and pedestal wash hand basin. Wall mounted gas central heating boiler, heated towel ladder, window to rear elevation and vinyl flooring.

OUTSIDE

Parking is available for this apartment at the front of the property.

SERVICES

All mains services connected or available.

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.

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

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

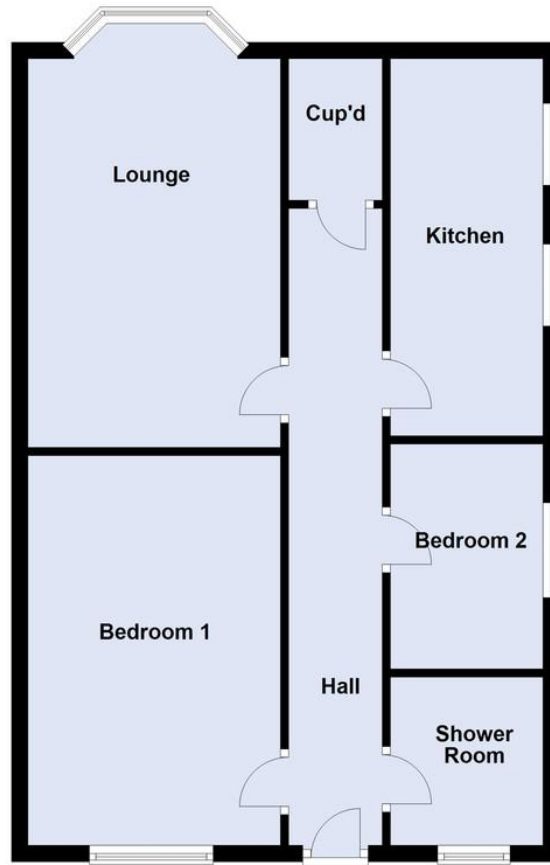
VIEWING

Strictly by appointment (01262) 401401.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 59 sq m

Basement



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