



25 Harland Road
East Yorkshire
YO16 6RA

TO LET

£1,300 pcm

3 Bedroom Semi-Detached House



Kitchen



3



2



2



Garage, Off
Road Parking



Gas Central Heating

25 Harland Road, East Yorkshire, YO16 6RA

ACCOMMODATION

A truly unique and beautifully presented three-bedroom semi-detached home situated in a sought-after residential location on Harland Road, Bridlington. Offering spacious and versatile accommodation throughout, this impressive property has been thoughtfully enhanced to create an exceptional family home.

The ground floor features a welcoming entrance hallway, convenient cloakroom/WC, comfortable lounge, and a stunning open plan kitchen and dining area fitted with modern units and integrated appliances. Hidden within the property are two bespoke secret rooms, currently utilised as a gaming room and playroom, adding a distinctive and fun element rarely found in homes of this type.

To the first floor are two well proportioned bedrooms and a luxurious family bathroom featuring a walk in shower and plunge bath. The second floor is dedicated to the spacious principal bedroom, complete with fitted wardrobes, eaves

storage, and a modern en-suite shower room.

Externally, the property enjoys a generous rear garden with a large patio area, lawn, substantial summerhouse, and hot and cold outdoor taps. To the front is a block paved driveway providing off street parking for multiple vehicles, together with gated side access and a garage with power and lighting.

ENTRANCE HALL

A modern composite entrance door opens into a bright and spacious hallway featuring two built in storage cupboards, ideal for shoe and coat storage. An attractive oak staircase leads to the first floor with useful under-stairs storage beneath. The hallway benefits from laminate flooring, a radiator, smoke alarm, and central ceiling light fitting. A concealed door provides access to a unique hidden gaming room, complete with laminate flooring, central light fitting, and a fitted desk with drawer storage.



Kitchen



Kitchen



Dining Room



Lounge

Accommodation

LOUNGE

A comfortable and inviting reception room featuring a bay window to the front elevation, fitted with a curtain pole* and curtains*. The room also benefits from carpet flooring, a radiator, and a central ceiling light fitting.

W/C

A modern and well presented cloakroom comprising a low level WC and hand basin with mixer tap, complemented by a mirrored storage cabinet* above. The room also benefits from tiled flooring, a radiator, and central spotlight fitting.

OPEN KITCHEN/DINING

A stunning and spacious open plan kitchen/dining room, beautifully designed to create the heart of the home. The modern kitchen is fitted with a range of contemporary wall and base units complemented by marble-effect worktops. Integrated appliances include a ceramic hob with extractor hood above, double oven, and dishwasher, with additional space for a washing machine, tumble dryer, and American-style fridge freezer.

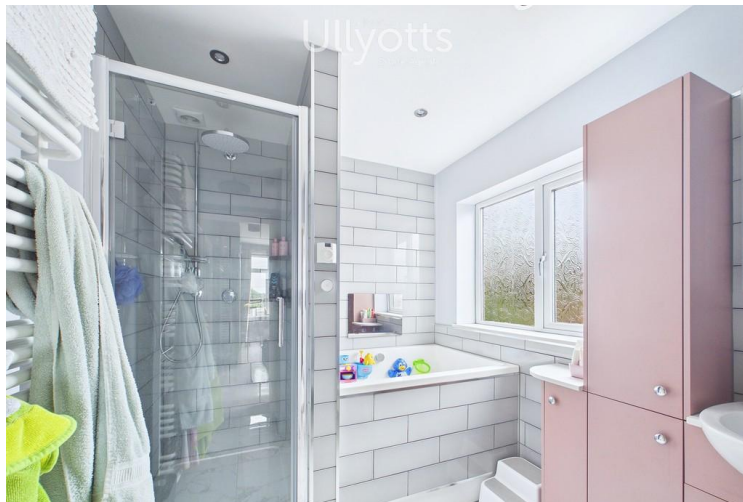
Further features include a deep sink with drainer and instant hot and cold water mixer tap, pull-out double bin storage, and a stylish glass splashback.

A cleverly concealed corner-door unit provides access to a hidden playroom, complete with laminate flooring, shelving, and strip lighting.

The kitchen benefits from large windows overlooking the rear garden, allowing plenty of natural light to flood the room. To the rear is a generous dining area with windows to both the side and rear elevations, laminate flooring, radiator, and spotlight fittings. Patio doors provide direct access to the rear garden, while a separate uPVC door offers convenient side access. A breakfast bar creates additional seating and dining space, with a side-facing window, spotlight fittings, smoke alarm, and continuation of the laminate flooring throughout.

FIRST FLOOR STAIRS AND LANDING

An attractive oak staircase with useful under-stairs storage beneath leads to the first floor landing, featuring split level carpet flooring and a window to the side elevation fitted with a curtain pole* and curtains*. The landing provides access to the first floor accommodation and benefits from two built in storage cupboards, a further window to the front elevation fitted with a curtain pole* and curtains*, spotlight fittings, a radiator, and carpet flooring throughout.



Family Bathroom



Family Bathroom



Bedroom Two

BEDROOM TWO

A well proportioned double bedroom featuring a large window to the rear elevation, fitted with a curtain pole* and curtains*, allowing for plenty of natural light. The room also benefits from carpet flooring, a radiator, and a central ceiling light fitting.

BEDROOM THREE

A well presented bedroom featuring a bay window to the front elevation, fitted with a curtain rail and curtains. The room benefits from carpet flooring, a radiator, and a central ceiling light fitting.

FAMILY BATHROOM

A luxurious and modern family bathroom comprising a fully tiled enclosed shower area with glass door and electric shower featuring dual shower heads. Additional features include a plunge bath with integrated TV* and discreet mixer tap, a low-level WC, and a hand basin with mixer tap set within a large built-in storage unit.

The bathroom is further enhanced by a mirror with illuminated surround*, tiled flooring, towel radiator, spotlight fittings, extractor fan, and a window to the side elevation providing natural light and ventilation.



Bedroom Three

STAIRS TO SECOUND FLOOR

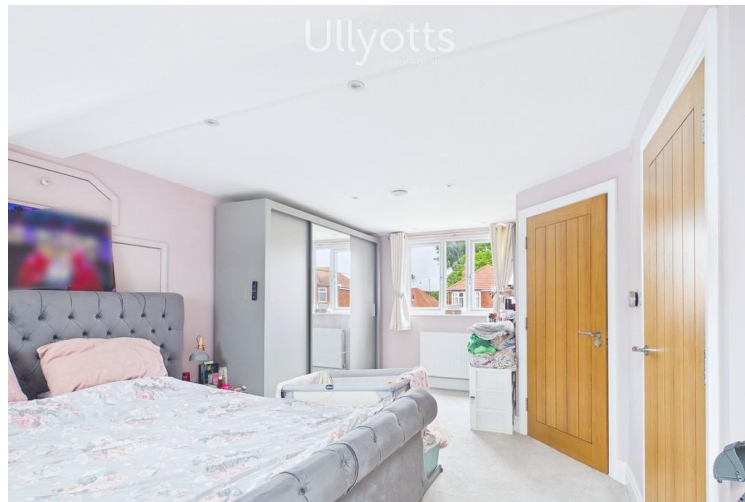
An attractive oak staircase with useful under-stairs storage beneath leads to the first floor landing, featuring split level carpet flooring and a window to the side elevation fitted with a curtain pole* and curtains*. The landing also benefits from a useful storage cupboard housing the boiler and hot water cylinder.

BEDROOM ONE

A spacious principal bedroom featuring a rear facing window fitted with a curtain pole* and curtains*, along with additional feature windows to the front elevation providing excellent natural light. The room benefits from integrated deep storage with sliding doors, a large fitted wardrobe*, carpet flooring, radiator, central ceiling light fitting, and useful eaves storage.

EN-SUITE

A modern en-suite comprising a large walk-in shower with electric shower, complemented by an extractor fan and spotlight fittings. The suite also includes a low level WC and a hand basin with mixer tap set within a storage unit, with a mirrored cabinet* above and additional shelving for storage. The room is finished with tiled flooring and spotlight lighting.



Bedroom One



En-Suite



Patio and garage



Summerhouse

GARDEN

A generous rear garden featuring a large patio area, ideal for outdoor dining and entertaining, with the added benefit of hot and cold outdoor taps. Steps lead up to a well maintained lawned garden, with a substantial summerhouse* positioned to the rear. The garage benefits from double doors and is fitted with power and lighting, providing excellent additional storage or workspace potential.

PARKING

To the front of the property is a block paved driveway providing off road parking for multiple vehicles. Gated side access leads to a further block paved area with an outdoor tap, continuing through to additional gated access to the rear garden.

HEATING

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

DOUBLE GLAZING UPVC double glazing throughout.

COUNCIL TAX BAND Band C.

ENERGY PERFORMANCE CERTIFICATE Rating TBC.

PAYMENTS

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

One month's rent: £1,300.00

Damage Deposit: £1,500.00

Total: £2,800.00

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 129 sq m (1,390 sq ft).
 This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Floor 2

Approximate total area^m
 129.1 m²
 1388 ft²

Reduced headroom
 3.4 m²
 36 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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