



6 Rickaby Close
Bridlington
YO16 7BP

TO LET

£750 pcm

3 Bedroom Mid Terraced House



Kitchen



6 Rickaby Close, Bridlington, YO16 7BP

LOCATION

The Queensgate and Saints area in Bridlington is just north of the town centre and is a vibrant and well-served location, ideal for families and professionals. Nestled between Fortyfoot and St. John's Street, the area benefits from a wide range of amenities, including a nursery, hairdresser, café, fish and chip shop, convenience store and beauticians. Aldi is also within comfortable walking distance. The Queensgate Park is a pleasant green open recreational space. Dukes Park is the home to Rugby, Football, Tennis and Bowls and is a great open green space. The area is also served by excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College.



Lounge



Lounge – Virtually Staged



Kitchen/Diner



W/C

Accommodation

A great opportunity to rent this well presented three bedroom mid terraced property, ideally located on Rickaby Close. The accommodation briefly comprises an open plan kitchen and dining area, a spacious lounge, and a convenient downstairs W/C. To the first floor are three good sized bedrooms and a family bathroom. The property further benefits from ample storage and cupboard space throughout, along with an enclosed rear garden. Off road parking is available via a nearby communal car park.

ENTRANCE

UPVC entrance door leading into a welcoming hallway, featuring laminate flooring, a central ceiling light fitting, smoke alarm, and radiator. The space further benefits from three good sized storage cupboards.

LOUNGE

Positioned to the front of the property, featuring uPVC tilt and turn windows to the front elevation, fitted with net curtains*. The room offers a comfortable living space with carpet flooring, a central ceiling light fitting, and a radiator.

KITCHEN/DINER

Fitted with a range of wall and base units with work surfaces over, incorporating a composite sink with drainer and mixer tap. A window to the rear elevation is fitted with a roller blind*. The kitchen offers space for a gas cooker, washing machine, and a tall freestanding fridge freezer. The generously sized layout comfortably accommodates a dining area.

Additional features include vinyl flooring, a central ceiling light fitting, and a radiator.

DOWNSTAIRS W/C

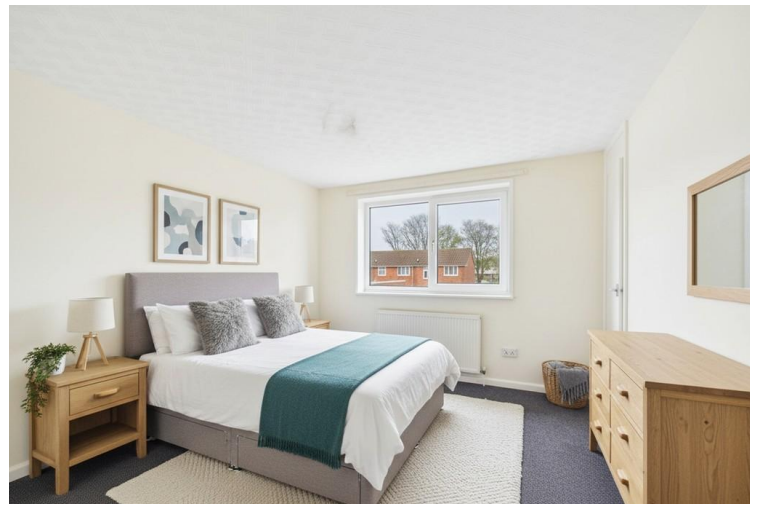
Fitted with a low level W/C and wall mounted hand basin with taps. A window to the rear elevation with patterned glass allows for natural light while maintaining privacy. The room also features vinyl flooring and a central ceiling light fitting.

STAIRS AND LANDING

Leading from the entrance hallway, fitted with carpet flooring and featuring two central ceiling light fittings. The area also benefits from two good sized storage cupboards, providing additional practical space.



Bedroom One



Bedroom One - Virtually Staged



Bedroom Two



Bedroom Two - Virtually Staged

BEDROOM ONE

Located to the rear of the property, featuring a uPVC tilt and turn window overlooking the garden. The room benefits from carpet flooring, a central ceiling light fitting, and a radiator.

BEDROOM TWO

Positioned at the front of the property, featuring a uPVC tilt and turn window to the front elevation. The room is fitted with carpet flooring, a central ceiling light fitting, and a radiator.

BEDROOM THREE

Located at the front of the property, featuring a uPVC tilt and turn window to the front elevation. The room benefits from carpet flooring, a central ceiling light fitting, a storage cupboard, and a radiator.

BATHROOM

Fitted with a white suite comprising a paneled bath with taps, a pedestal mounted hand basin with taps, and a low level W/C. A uPVC tilt and turn window to the rear elevation provides natural light. The room also features carpet flooring, a central ceiling light fitting, and a radiator.

GARDEN

The property benefits from an enclosed rear yard, featuring a storage shed and a path leading to the rear access. A patio area provides a space for outdoor seating, while the remaining area is laid to grass. To the front, the property features a lawned garden.

PARKING

The property benefits from off street parking via a communal car park.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.



Bedroom Three



Bedroom Three - Virtually Staged



Bathroom



Garden - Virtually Staged

PAYMENTS

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

- One month's rent: £750.00
- Damage Deposit: £860.00
- Total: £1,610.00

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 Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 39 sq m (417 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





6 Rickaby Close, Bridlington

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations