



71 St Johns Avenue  
East Yorkshire  
YO16 4NJ

TO LET

**£825 pcm**

3 Bedroom End Terrace House



Rear Yard



3



2



1



On Road  
Parking



Gas Central Heating

## 71 St Johns Avenue, East Yorkshire, YO16 4NJ

This three-bedroom end-terrace house presents an excellent opportunity for first-time buyers. The property features three bedrooms, a spacious lounge, a separate dining room, a kitchen with a dining area, and a family bathroom. Boasting a traditional design that has been recently modernised, the home combines classic charm with modern convenience.

The St. John's Avenue area is close to the town centre being a vibrant and convenient location. The area is served by Quay Academy (ages 3-11) and Bridlington School (ages 11-18). Nearby are convenience stores and supermarkets including Co-op, Aldi, Spar, and One Stop. Dining options feature a range of restaurants, including Chinese and Indian cuisine, as well as popular fish and chips and pizza take away. A nearby parade of shops on Quay Road offers a fruit and veg shop, butcher and hairdresser, ensuring all essentials are within easy reach.

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.

### ENTRANCE HALL

15' 2" x 2' 10" (4.63m x 0.87m)

Entrance via a Upvc glazed door, with doors to downstairs rooms and stairs to first floor.

Electric panel heater fitted.



Entrance Hall



Lounge



Dining Room



Lounge / Dining Room

## Accommodation

### LOUNGE

11' 9" x 9' 11" (3.59m x 3.03m)

This inviting front-facing living room features an electric fire set within a marble inset and wood surround, creating a cozy focal point. A large UPVC double-glazed bay window floods the room with natural light, complemented by a radiator for year-round comfort. Double sliding doors lead into the adjoining dining room, enhancing the flow and versatility of the living space.

### DINING ROOM

11' 11" x 11' 7" (3.64m x 3.54m)

A charming rear-facing room featuring a period fireplace that adds character and warmth. The space benefits from a UPVC double-glazed window offering garden views, along with a central heating radiator for comfort.

### KITCHEN DINING AREA

19' 0" x 7' 5" (5.80m x 2.27m)

Fitted with a range of stylish modern base and wall units, this kitchen includes a composite sink unit, electric oven and hob with a stainless steel extractor hood above. Additional features include plumbing for a washing machine, a useful understairs storage cupboard, three UPVC double-glazed windows allowing for plenty of natural light, a central heating radiator, and a UPVC double-glazed door providing direct access to the rear courtyard.

### BEDROOM 1

13' 2" x 12' 0" (4.03m x 3.67m)

A spacious front-facing double bedroom featuring a charming period fireplace that adds character to the room. Two UPVC double-glazed windows provide excellent natural light, and a radiator ensures warmth and comfort.

### BEDROOM 2

11' 8" x 9' 0" (3.58m x 2.75m)

This well-proportioned rear-facing double bedroom features a period fireplace that brings a touch of traditional charm. UPVC double-glazed window, central heating radiator provides comfort throughout the seasons.



Kitchen/Dining Area



Kitchen /Dining Area



Landing



Bathroom

### BEDROOM 3

24' 1" x 13' 3" (7.36m x 4.06m)

A bright and characterful double aspect room featuring an apex ceiling with exposed wood beams and a period fireplace that adds charm. Two UPVC double-glazed windows provide excellent natural light, while a radiator ensures comfort throughout the seasons.

### BATHROOM

11' 11" x 7' 1" (3.64m x 2.16m)

The bathroom comprises a contemporary suite including a bath with shower attachment, separate shower cubicle with a plumbed-in shower, WC, and wash hand basin. Fully tiled walls create a clean, modern finish, complemented by an extractor fan, UPVC double-glazed window, and a stylish ladder radiator.

### OUTSIDE

To the front of the property is a charming, small walled garden offering a welcoming entrance and a touch of greenery. To the rear, a private, low-maintenance courtyard provides a quiet and secluded outdoor space perfect for relaxing or entertaining.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### 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: £825.00

Damage Deposit: £951.92

Total: £1,776.92



Bedroom 1



Bedroom 2



Bedroom 3



Rear Elevation

## 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.

## VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 107 sq m



Floor 0



Floor 1



Floor 2

• Est. 1891 •  
**Ulyotts**  
Estate Agents

Approximate total area<sup>m</sup>  
105.8 m<sup>2</sup>

Reduced headroom  
3.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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

GIRAFFE360



71 St Johns Avenue



# Ulllyotts

EST 1891



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