

▪ Ulllyotts ▪

EST 1891



41 Scarborough Crescent
Bridlington
YO16 7PA

TO LET

£800 pcm

3 Bedroom Semi-Detached House

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01262 401401

41 Scarborough Crescent

Bridlington, YO16 7PA

ACCOMMODATION

A three bed room, semi detached house which briefly comprises entrance hall, lounge, kitchen, sun room, three bedrooms and bathroom. Outside the property benefits from off road parking with side drive way and gardens to both the front and rear.

HALLWAY

With carpet flooring and central light. Under stair storage and radiator.

KITCHEN

With a range of wall and base units, worktop over, stainless steel sink unit with mixer tap. Space for washing machine. Built in electric oven and electric hob. Large storage cupboard under stairs, tiled splashbacks, vinyl flooring, radiator, window overlooking rear garden. Central light fitting.

LOUNGE/DINER

With window to front elevation, wood surround housing electric fire unit*. Central light fittings, carpet flooring and radiator. Double doors leading to:

SUN ROOM

Overlooking the rear garden with venetian blinds* fitted throughout. Wall mounted light, carpet and radiator.

LANDING

With window to side elevation and cupboard for additional storage. Central light fitting and carpet.

BATHROOM

A white suite comprising of panel bath, mixer taps with hand held shower attachment, glass shower screen and pedestal wash basin. Window to rear elevation, central light fitting, vinyl flooring and radiator.

W/C

Low level WC. Window to side elevation, vinyl flooring and central light.

BEDROOM ONE

Window to front elevation. Carpet flooring, central light and radiator.

BEDROOM TWO

Window to rear elevation. Carpet flooring, central light and radiator.

BEDROOM THREE

Window to front elevation. Carpet flooring, central light and radiator.

GARDEN

To the front of the property is a shallow wall, mainly laid to lawn and hedging to the driveway. Off road parking for two cars. To the rear of the property garden mainly laid to lawn, raised decking area and patio leading from sun room.

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 B.

ENERGY PERFORMANCE CERTIFICATE Rating D.

PAYMENTS

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

One month's rent: £800.00

Damage Deposit: £920.00

Total: £1,720.00

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 91 square metres



Ground Floor



Floor 1

Ulllyotts
EST 1881

Approximate total area⁽¹⁾
87.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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

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