



15 Bampton Lane
Bridlington
YO16 7EJ

TO LET

£950 pcm

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



Off Road
Parking



Gas Central Heating

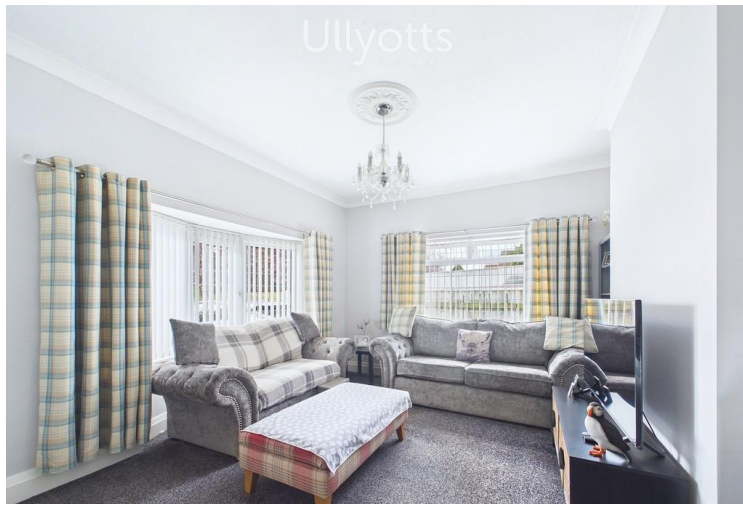
15 Bempton Lane, Bridlington, YO16 7EJ

LOCATION

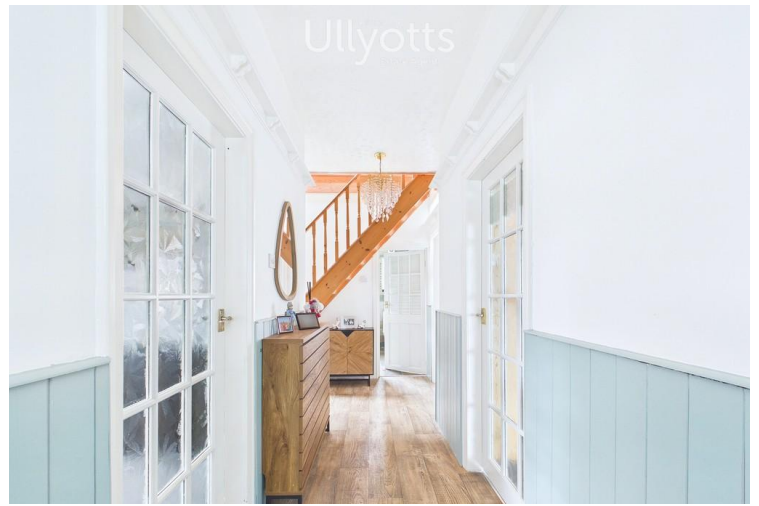
A two bed detached bungalow, located on the northern outskirts of the town. Within walking distance of the property, you will find several small amenities including a supermarket, fish & chip shop, pharmacy, and post office. Near The Old Town; an original Victorian street with a diverse selection of restaurants, public houses, antique shops, beauty salons, and many more inviting facilities.

Local walks can take you to Sewerby Hall and its stunning gardens, parks, and café, which are all open to the public, along with Danes Dyke nature reserve which offers spectacular scenery and views across the sea.





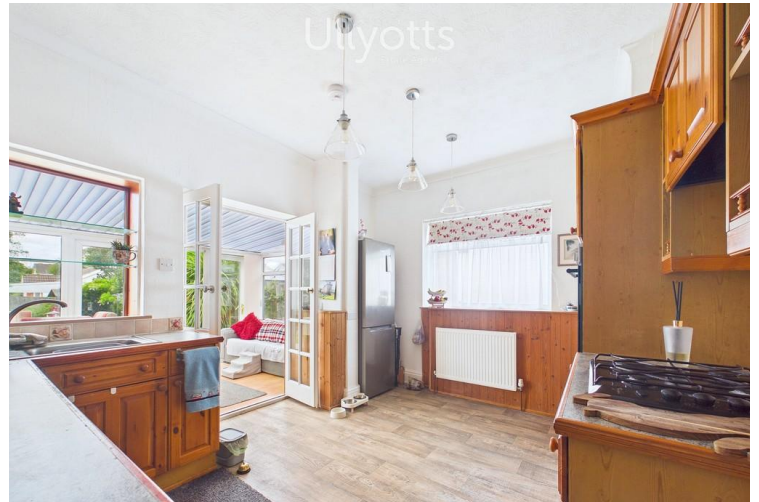
Lounge



Hallway



Kitchen



Kitchen

ACCOMMODATION

The accommodation comprises an entrance hall, a bright bay fronted lounge with a feature gas fireplace, a spacious kitchen/diner with integrated oven, gas hob and access to a conservatory overlooking the rear garden. There are two well proportioned bedrooms, both with built in wardrobes, and a fully tiled bathroom featuring a whirlpool spa bath and separate shower.

A versatile loft room provides useful additional space for hobbies, a home office or storage, subject to any necessary consents.

Outside, the property enjoys an enclosed rear garden with a generous patio, lawn, mature planting, greenhouse and two timber summer houses. To the front, there is off-road parking and side access to the rear garden.

ENTRANCE HALL

A double-glazed uPVC door leading into the porch with tiled flooring and windows. A second uPVC door opens into the main entrance hall, with oak flooring, wooden panelling, chandelier style central light fitting and a radiator.

LOUNGE

15' 4" x 11' 11" (4.69m x 3.65m)

The lounge offers a bay window to the front aspect and a window to the side. A living flame gas fire with wooden surround and tiled hearth. Vertical blinds*. Two curtain poles* and curtains*. Chandelier style central light fitting. Carpet. Two radiators.

KITCHEN/DINER

12' 10" x 10' 4" (3.93m x 3.17m)

A spacious kitchen/diner with a range of wall and base units, topped with a laminate work surface. A stainless-steel sink, drainer and mixer tap. Tiled splashbacks. Built-in Beko electric oven, Whirlpool gas hob, and integrated extractor fan. Space for washing machine and dishwasher. A further double-glazed window is located to the side of the kitchen. Storage cupboard housing the gas central heating boiler. Oak flooring. Three pendant light fittings with shades*. Double doors open into the conservatory.

CONSERVATORY

12' 8" x 9' 1" (3.87m x 2.78m)

Constructed from double-glazed uPVC and brick, the conservatory features laminate flooring, vertical blinds* and radiator. The rear garden is accessible through French doors.



Bedroom One



Bedroom One



Bedroom Two



Bathroom

BEDROOM ONE

13' 6" x 10' 2" (4.13m x 3.11m)

With a bay window to the front elevation. The room benefits from built-in wardrobes, vertical blinds* and curtain pole* and curtains*. Chandelier style central light fitting and radiator.

BEDROOM TWO

11' 10" x 11' 10" (3.62m x 3.61m)

With a double-glazed rearview window fitted with wooden shutters*. The room benefits from a single built-in wardrobe, laminate flooring, central light fitting and shade*, curtain pole* and curtains* and a radiator.

BATHROOM

A white bathroom suite consisting of whirlpool spa bath with mixer taps over, wash hand basin, WC and a corner shower cubicle. Along with the radiator and heated towel ladder, there are two double-glazed privacy windows with wooden shutters*. Fully tiled walls and flooring. Extractor fan.

LOFT ROOM

21' 0" x 9' 7" (6.41m x 2.93m)

Loft room with eaves storage and built-in shelving. Two light fittings and a Velux window.

GARDEN

The property is set behind a shallow wall with two pedestrian gates for side access. To the rear of the property is an enclosed garden featuring a spacious patio area. A generous lawn with mature plants, shrubs, and trees and a glass greenhouse* and two timber summer houses*.

PARKING

A paved area to the front of the property provides convenient off-road parking along with a pathway to the rear garden.

CENTRAL HEATING

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

DOUBLE GLAZING

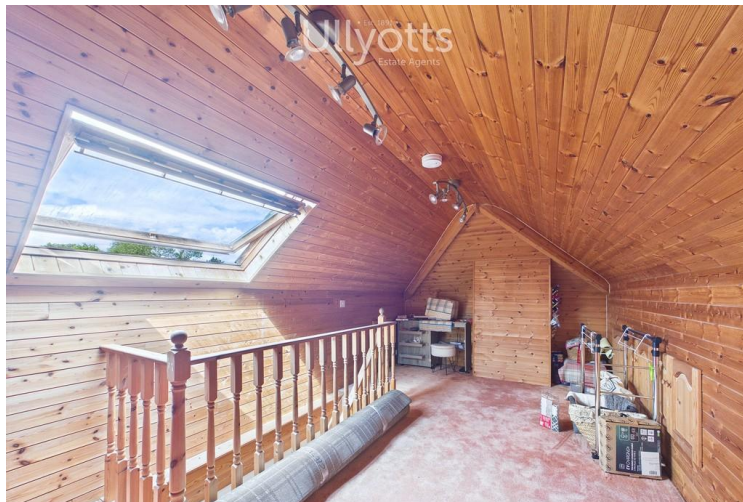
The property benefits from sealed unit double glazing throughout.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating E.



Loft Room



Conservatory



Rear Elevation



Garden

PAYMENTS

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

One month's rent: £950.00

Damage Deposit: £1,090.00

Total: £ 2,040.00

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 99 sq m (1,069 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





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