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EST. 1891



5 Milford Crescent  
Bridlington  
YO16 7AX

TO LET

£900 pcm

2 Bedroom Semi-Detached Bungalow

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01262 401401

# 5 Milford Crescent

## Bridlington, YO16 7AX

### UPVC ENTRANCE DOOR

Leading to:

### ENTRANCE HALL

With central light fitting, carpet and radiator. Two storage cupboards. Smoke alarm. Door leading to:

### LIVING / DINING ROOM

20' 8" x 11' 1" (6.32m x 3.38m)

With feature fireplace, two central light fittings, carpet and two radiators. Two curtain poles\*. Venetian blind\*. Archway leading to dining area. Door to:

### KITCHEN

13' 2" x 7' 2" (4.03m x 2.20m)

With a range of base and wall units and gas boiler. Gas cooker\* with extractor hood over. Composite sink with mixer tap. Tiled flooring and splashbacks. Downlights and radiator.

### SUNROOM

10' 9" x 9' 3" (3.29m x 2.84m)

Laminate flooring and roller blinds\*. Patio doors leading to the patio.

### BEDROOM ONE

13' 4" x 12' 10" (4.07m x 3.92m)

With central light fitting, carpet, radiator. Curtain pole\*. Venetian blind\*.

### BEDROOM TWO

12' 6" x 10' 7" (3.83m x 3.23m)

With carpet, radiator and downlights. Curtain pole\*.

### BATHROOM

6' 7" x 5' 4" (2.03m x 1.64m)

With panelled bath, hand rail\* and shower heaed attachment. Vanity unit with built in low level WC and wash hand basin. Fully tiled walls and flooring. Bathroom cabinet\*. Venetian blind\*. Radiator.

### GARDEN

Rear garden with lawn, mature shrubs and trees and patio areas. Mature shrubs to front of property. Outside tap and water butt\*

### GARAGE

Detached garage with up and over door and access from driveway.

### PARKING

Off road parking on block paved driveway

### 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

East Riding of Yorkshire council tax band B.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

### PAYMENTS

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

One month's rent: £900.00

Damage Deposit: £1,038.46

Total: £1,938.46

### 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

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 72 sq m



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## Driffield Office

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