



35 New Burlington Road
Bridlington
YO15 3HT

TO LET

£900 pcm

4 Bedroom Mid Terraced House



Rear Elevation

 4
  2
  1
  Garage, On Road Parking
  Gas Central Heating

35 New Burlington Road, Bridlington, YO15 3HT

LOCATION

New Burlington Road is ideally situated for convenient access to a wide range of local amenities, with the B&M and Lidl retail complex literally at the end of the road, alongside a Cooplands bakery, Tesco and the railway station. Bridlington town centre is within easy walking distance, offering a variety of shops, cafés, restaurants and public houses, while the picturesque harbour, seafront and The Spa are also just a pleasant stroll away. Local schooling is well catered for, with Hilderthorpe Primary School, Our Lady and St Peter Catholic Primary School and Bridlington School, providing secondary education, all serving the area. With excellent transport links and amenities close at hand, this is a convenient location for a variety of buyers.

Bridlington is a popular coastal town offering a wonderful blend of traditional seaside charm, beautiful sandy beaches and a picturesque working harbour. The historic Old Town boasts quaint streets, independent shops and characterful

buildings, while the seafront provides a wealth of traditional attractions, including amusement arcades, ice cream parlours and fish and chip shops. Beyond the town, visitors can enjoy the beautiful grounds of Sewerby Hall and Gardens, along with the dramatic coastal scenery of Flamborough Head and the nearby Bampton Cliffs. With its variety of shops, cafés, restaurants and leisure facilities, Bridlington offers an appealing lifestyle for residents and visitors alike.



Lounge



Lounge- Virtually Staged



Dining Room



Dining Room - Virtually Staged

Accommodation

HALLWAY

13' 2" x 4' 9" (4.02m x 1.45m)

A welcoming and spacious entrance hallway featuring a UPVC entrance door, attractive wall panelling and carpeted flooring. A staircase rises to the first floor landing, while doors provide access to the ground floor accommodation. The hallway is completed with a central light fitting and radiator.

LIVING ROOM

9' 10" x 12' 9" (3.01m x 3.90m)

A spacious and inviting lounge featuring a charming bay window to the front elevation, the window is complemented by fitted blinds*, a curtain rail* and curtains*. A feature fireplace with an electric fire* creates an attractive focal point, while the room is further enhanced by a central light fitting, carpeted flooring and radiator.

DINING ROOM

11' 10" x 11' 9" (3.63m x 3.60m)

Accessed from the entrance hallway, this light and airy dining room provides an ideal space for family meals and entertaining. The room features an attractive gas effect stove, which is capped off and non-operational. Further benefits include wood flooring, a central light fitting and radiator. Double doors lead through to the kitchen.

KITCHEN

16' 2" x 6' 6" (4.95m x 1.99m)

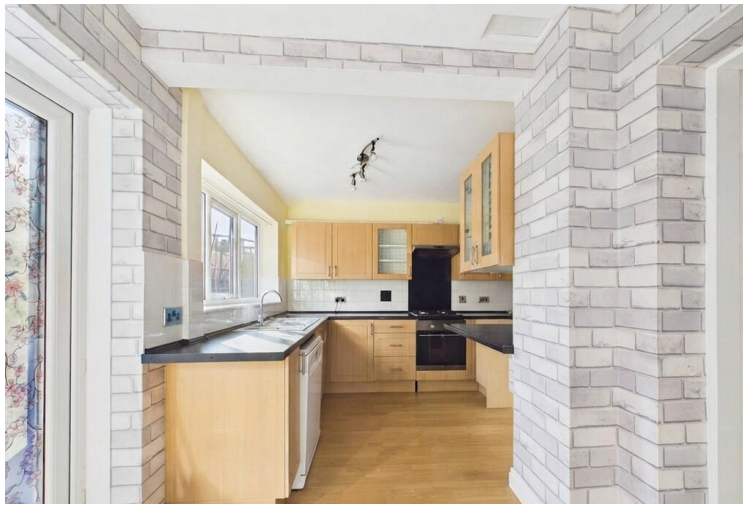
A well appointed L-shaped kitchen offering an extensive range of wall and base units, complemented by work surfaces providing ample preparation space. The kitchen is fitted with a stainless steel sink with one and a half bowls, mixer tap and drainer, alongside an integrated electric oven with gas hob, extractor fan and glass splashback. An additional eye level electric oven provides further convenience.

There is space for a washing machine, dishwasher and tall freestanding fridge freezer. A window overlooks the rear yard, allowing natural light into the room, while two central light fittings and laminate flooring complete the space. UPVC patio doors provide direct access to the rear yard.

W/C

4' 1" x 2' 7" (1.26m x 0.81m)

Accessed from the kitchen, the separate WC comprises a low level WC and wash hand basin. Further features include a rear facing window, wall mounted mirror, central ceiling light and vinyl flooring.



Kitchen



Kitchen



Bathroom



Bedroom Two

LANDING

6' 8" x 4' 2" (2.05m x 1.29m)

The first floor landing provides access to the accommodation on this level, with a staircase leading to the second floor accommodation. The area benefits from carpeted flooring, a central light fitting and radiator.

BEDROOM ONE

12' 4" x 10' 6" (3.76m x 3.22m)

A well proportioned bedroom situated to the front of the property, featuring a window fitted with blinds*, curtain rail* and curtains*. The room benefits from a triple fitted wardrobe, providing excellent built-in storage, along with carpeted flooring, a central light fitting and radiator.

BEDROOM TWO

9' 8" x 10' 10" (2.95m x 3.32m)

A comfortable bedroom overlooking the rear elevation, with a window fitted with net curtains*, curtain pole* and curtains*. The room is finished with carpeted flooring and benefits from a central light fitting and radiator.

BEDROOM THREE

8' 5" x 7' 1" (2.59m x 2.16m)

A well presented third bedroom featuring a window to the front elevation, fitted with blinds, a curtain rail* and curtains*.

The room benefits from a fitted double wardrobe, providing convenient built-in storage, alongside carpeted flooring, a central light fitting and radiator.

BATHROOM

6' 3" x 8' 1" (1.93m x 2.47m)

Fitted with a modern white suite comprising a panelled bath with mixer tap, electric shower over and glass shower screen. Pedestal wash hand basin with taps and low level WC. The room also benefits from a rear facing window, central ceiling light, extractor fan, vinyl flooring, heated towel radiator and a useful built-in storage cupboard.

LANDING LEADING TO SECOND FLOOR

4' 0" x 2' 7" (1.22m x 0.79m)

The first floor landing benefits from a useful built in storage cupboard, central ceiling light fitting and Velux roof window, allowing natural light to enter the space. Finished with carpet flooring.

BEDROOM FOUR

10' 3" x 14' 11" (3.13m x 4.55m)

A bright and well lit bedroom featuring two Velux roof windows and a large dormer window, allowing plenty of natural light into the room. Further benefits include a central ceiling light fitting, radiator and carpet flooring.



Bedroom One



Bedroom Three



Bedroom Four



Yard

PARKING

On street parking.

YARD

To the rear of the property is a yard featuring double-gated access, providing vehicular access to an unadopted road running between the rear of New Burlington and Olinda Road.

GARAGE

The garage benefits from an up-and-over door, with access directly from the road to the rear of the property.

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £1038.00

Monthly rent: £900.00

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.

SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

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 100 sq m (1,074 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





35 New Burlington Road,
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

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 RICS

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Our Services

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