



Ulllyotts
Property Management

**Flat 8, East Vale Court
Savage Road, Bridlington
YO15 3HE**

TO LET £600 PCM

**Second floor apartment
Two bedrooms
Gas central heating**

**uPVC double glazing
Good-sized accommodation
Close to the town centre**

'No fees!'



01262 401401

www.ullyotts.co.uk

lettings@ullyottsbbrid.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



Property letting and management

Five star service.



NUMBER 1 LETTING AGENT!

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

Flat 8, East Vale Court

Bridlington

YO15 3HE

LOCATION

Savage Road is handily located for local amenities, the harbour, south side seafront, Spa Royal Hall and local convenience stores. The main town centre is less close to hand and is served by a good cross section of national and local shopping names.

ACCOMMODATION

The property in 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.

COMMUNAL ENTRANCE

The entrance is to the rear of the property, with communal a tele-entry system and stairs to all levels.

SECOND FLOOR LANDING

With private entrance door to:

ENTRANCE HALL

8' 4" x 6' 5" (2.54m x 1.96m)

Plus 15'7" x 3'6" in an 'L' shape. With a composite entrance door and radiator.



LOUNGE

18' 8" x 16' 2" (5.69m x 4.93m)

With windows to the front and side elevations, ceiling spotlights, TV point, radiator, loft access and opening into kitchen.



KITCHEN

12' 3" x 10' 7" (3.73m x 3.23m)

With a range of wall and base units, worktop over, stainless steel sink unit, electric oven, gas hob and extractor. Integrated dishwasher*, fridge* freezer* and washing machine*. Laminate flooring, tiled splashbacks, Juliette balcony, ceiling spotlights and wall mounted gas central heating boiler.



BEDROOM 2

11' 11" x 9' 4" (3.63m x 2.84m)

With a window to the front elevation and radiator.



BATHROOM

6' 8" x 6' 7" (2.03m x 2.01m)

Comprising panel bath with shower attachment, pedestal wash hand basin, low level WC, tiled flooring, tiled walls and radiator.



BEDROOM 1

16' 8" x 10' 4" (5.08m x 3.15m)

With a window to the front elevation and radiator.



OUTSIDE

There is no outside space for the property, however there is a bin area and parking available on a first come, first served basis.

PAYMENTS

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

One month's rent: £600.00

Damage Deposit: £600.00

Total: £1,200.00

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 as they are integrated the landlord will cover the cost of removal and disposal.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

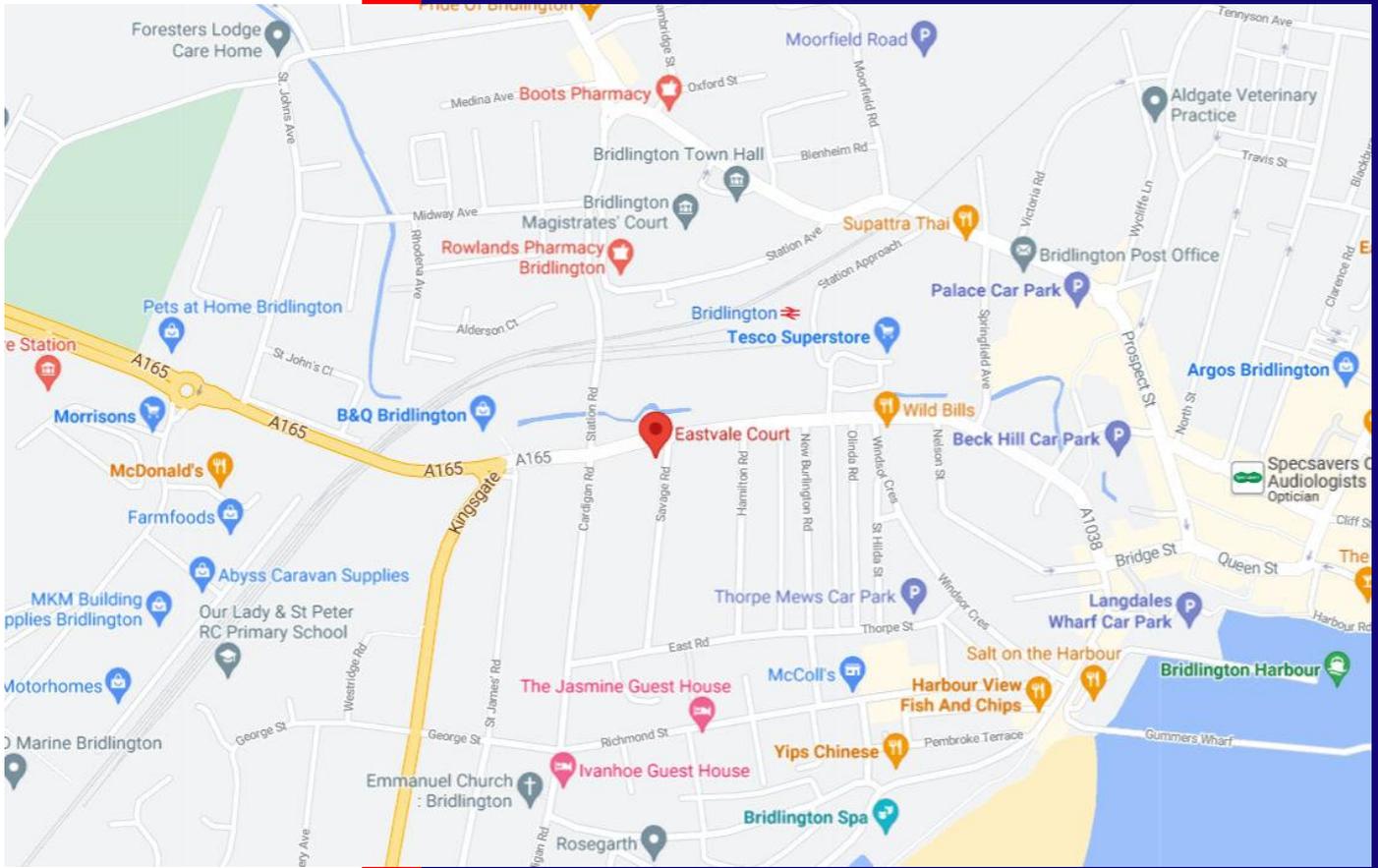
HOW TO APPLY FOR THIS PROPERTY

To apply for this property visit www.ullyotts.co.uk/apply-to-be-a-tenant to fill out our online application form.

Once we have received a complete application form and six months bank statements, we will process your application form (please note this can take up to 10 working days). After your application form has been processed, we will contact to arrange a viewing of the property.

Second Floor







16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456  

www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com