Ullyotts
Est. 1891
Estate Agents



83 Quay Road
Bridlington
YO16 4ES

TO LET

£550 pcm

Two Bedroom First Floor Apartment

Ullyotts
EST 1891

01262 401401



Kitchen

2 | 1 | 1 | On Road Parking | Gas Central Heating

83 Quay Road, Bridlington, YO16 4ES

LOCATION

Bridlington is one of East Yorkshire's premier coastal resorts, renowned for its historic harbour, picturesque bay and magnificent coastline, boasting over three miles of beautiful sandy beaches. A popular destination for generations, the town has long attracted visitors seeking the charm of a traditional seaside resort, alongside an appealing range of amenities and attractions.

The vibrant town centre offers an excellent mix of national retailers, independent shops, cafés and everyday amenities, while the historic Old Town provides a fascinating contrast, rich in character and heritage. At its heart are the impressive Bayle and the magnificent Priory Church, with its four distinctive spires forming a striking landmark within the town.

Ideally positioned for both coastal living and convenient connectivity, Bridlington benefits from good road links to the surrounding towns and cities of Hull, York, Beverley and Scarborough, making it an attractive location for commuters, residents and those seeking a lifestyle by the sea.





Kitchen



Kitchen



Lounge



Lounge - Virtually Staged

Accommodation

Conveniently situated on Quay Road in Bridlington, this two bedroom property offers well arranged accommodation in a popular and accessible location. Ideally positioned close to the town centre, the property is within easy reach of a variety of local shops, cafés, restaurants and food establishments, providing excellent convenience for everyday living.

The accommodation briefly comprises a private entrance hallway with space for a washing machine, first-floor balcony providing an outdoor seating area, modern fitted kitchen, contemporary shower room, lounge, inner lobby with useful storage and two bedrooms.

Offering practical living space, modern kitchen and shower room facilities and the added benefit of a private balcony, this property would make an ideal home for those looking to enjoy the convenience of town centre living with Bridlington's beautiful coastline and amenities close at hand.

PRIVATE ENTRANCE

Accessed via Portland Place through a gated entrance leading to a small courtyard, shared with the commercial premises below. A uPVC entrance door opens into the hallway, which provides a designated space for a washing machine with a useful shelf positioned above. Finished with carpet flooring, the hallway also features a staircase leading to the first floor.

BALCONY

Located at the top of the staircase, a wooden door provides access to the balcony. Featuring surrounding railings and timber panelling, this outdoor space offers an ideal spot for seating, relaxing and enjoying some fresh air.

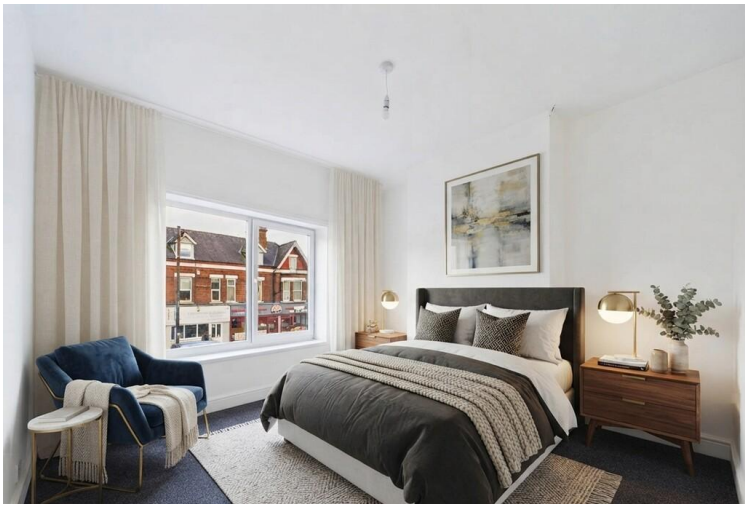
KITCHEN

8' 0" x 7' 10" (2.45m x 2.39m)

Accessed via a uPVC door from the balcony, the kitchen is fitted with a modern range of wall and base units, complemented by work surfaces over. Incorporating a stainless steel sink with drainer and mixer tap, alongside space for an under counter fridge and freezer and a freestanding electric cooker. Further features include a ceiling light fitting and practical vinyl flooring.



Bedroom One



Bedroom One - Virtually Staged



Bedroom Two



Bedroom Two - Virtually Staged

SHOWER ROOM

5' 5" x 5' 10" (1.66m x 1.79m)

Fitted with a modern suite comprising a corner shower enclosure with thermostatic shower, low level WC and wash hand basin set within a useful vanity storage unit. A frosted window to the rear elevation provides natural light while maintaining privacy. Further features include a central ceiling light fitting, extractor fan and vinyl flooring.

LOUNGE

11' 6" x 16' 6" (3.52m x 5.03m)

Accessed via a step up from the kitchen, the lounge provides a comfortable living space, featuring a window to the rear elevation allowing for natural light. Further benefits include a central ceiling light fitting, carpet flooring and radiator.

INNER LOBBY

Providing useful additional storage with a built-in storage cupboard, carpet flooring and central ceiling light fitting.

BEDROOM ONE

11' 8" x 10' 7" (3.56m x 3.23m)

A well proportioned bedroom featuring a tilt-and-turn window to the front elevation, allowing for natural light and ventilation. Further benefits include carpet flooring, a central ceiling light fitting and radiator.

BEDROOM TWO

8' 7" x 5' 4" (2.63m x 1.63m)

A further bedroom featuring a window to the front elevation, providing natural light. The room is completed with carpet flooring, a central ceiling light fitting and radiator.

HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

COUNCIL TAX BAND

Band A.

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 £630.00

Monthly rent: £550.00



Shower Room



Balcony



Balcony - Virtually Staged



Entrance

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.

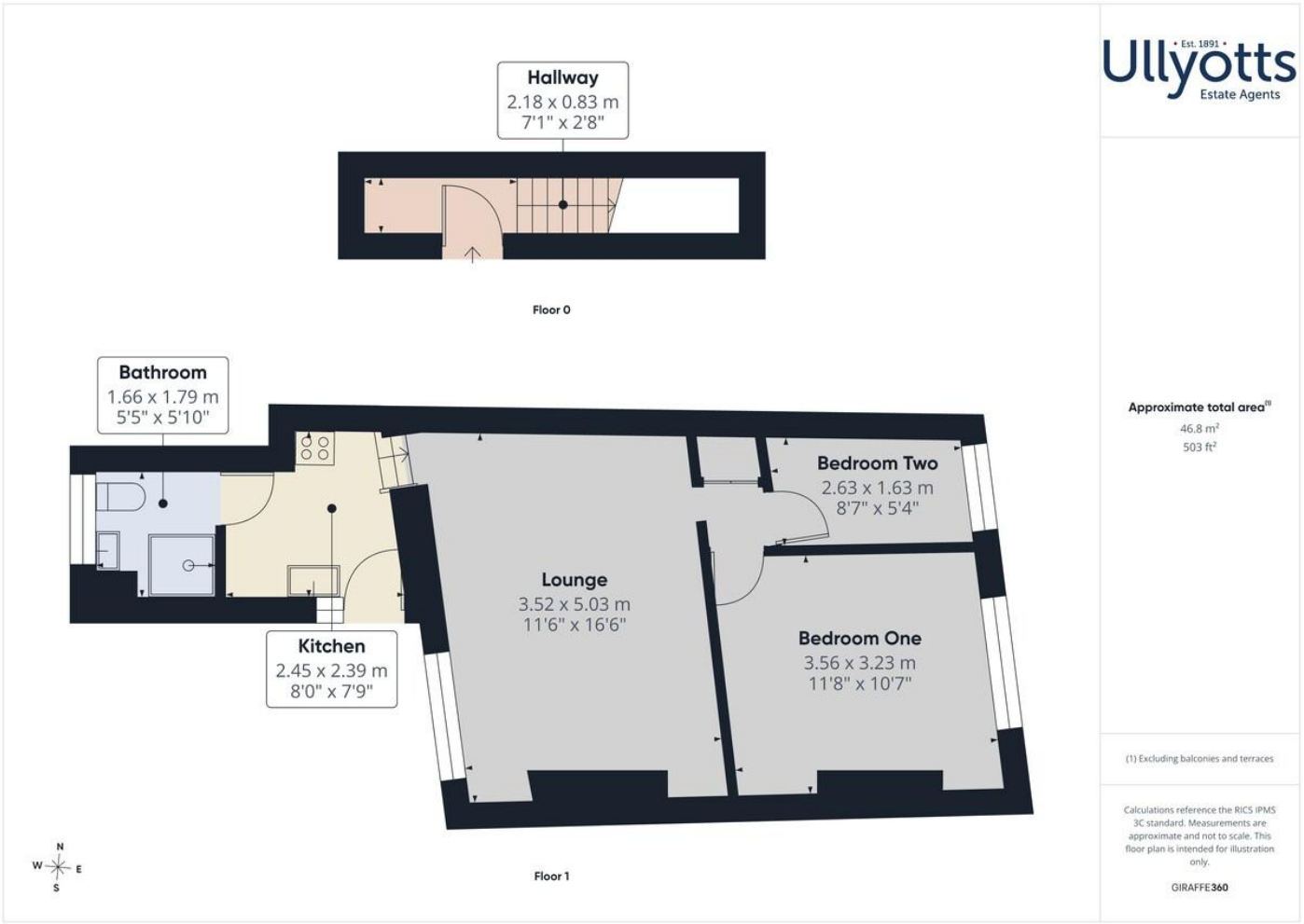
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ullyotts.

Regulated by RICS

The digitally calculated floor area is 47 sq m (504 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.




83 Quay Road, Bridlington
BRIDLINGTON
Old Town
West Hill
Hilderthorpe
Sewerby
North Sands
Bridlington
Ashfield House
North Mount
Grange Farm
White Hill
Hill Field
County Farm
Norlands Farm
Quarry Farm
Field House
Marton Dales
Cote Walls Plantation
Crow Plantation
Blackyard Plantation
Westfield Plantation
Middle Wood
Bessingby Low Field
Sports/Leisure Centre
Police Station
Fire Station
Hospital
Medical Care
Education Facility
Library
Promap
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