



Flat 4 33 Trinity Road
Bridlington
YO15 2EZ

TO LET

£550 pcm

1 Bedroom First Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401



Bathroom



Flat 4 33 Trinity Road, Bridlington, YO15 2EZ

LOCATION

The flat is located on the north side of Bridlington town, near Trinity Church and less than 300m away from the north side sea front and beach. There are local buses, supermarket, takeaway, Post Office, pharmacy in the immediate locality, whilst the town centre lies less than half a mile away, with a good range of shops and amenities.

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.





Lounge



Lounge - Virtually Staged



Lounge



Kitchen

Accommodation

A well presented first floor flat located on Trinity Road, Bridlington, offering spacious and practical accommodation throughout. The property is accessed via a communal entrance and comprises a welcoming entrance hall way, a generous lounge with bay window, a fitted kitchen, well-appointed bathroom, and a comfortable bedroom.

Further benefits include attractive period style features, ample natural light throughout, fitted storage, communal rear parking with space for one vehicle, and a convenient location within Bridlington.

COMMUNAL ENTRANCE

A communal entrance door opens into a well maintained hallway, with stairs rising to the first floor. The property's private entrance is located on the first floor landing, providing convenient access to the apartment.

ENTRANCE HALL

A welcoming entrance hallway featuring fitted carpet flooring, a central ceiling light, and a spacious storage cupboard providing excellent practical storage. Doors lead to all principal rooms, creating a well-connected and functional layout throughout the property.

KITCHEN

Fitted with a range of base and wall mounted units complemented by work surfaces, the kitchen offers space for an under counter fridge and freezer, plumbing for a washing machine, and an electric cooker*. A stainless steel sink with drainer and mixer tap provides a practical workspace. Additional features include vinyl flooring, a radiator, a central ceiling light, and a window to the front elevation, allowing for plenty of natural light.

LOUNGE

A spacious and well proportioned lounge featuring a large bay window to the front elevation, allowing an abundance of natural light to fill the room. A decorative fireplace with surround and hearth creates an attractive focal point, while additional features include fitted carpet, a radiator, and two central ceiling lights.



Kitchen



Kitchen - Virtually Staged



Bathroom



Bathroom

BATHROOM

A well appointed bathroom comprising a corner shower enclosure with a thermostatic shower, a freestanding roll top bath, a low level WC, and a pedestal wash hand basin with a mirror above. A window to the side elevation provides natural light and ventilation, while additional features include vinyl flooring, a heated towel radiator, and a central ceiling light.

BEDROOM

A well proportioned double bedroom featuring a window to the rear elevation, allowing for plenty of natural light. Additional features include fitted carpet, a radiator, and a central ceiling light.

OUTSIDE

To the rear of the property is communal parking, providing a space for one vehicle.

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 C.

PAYMENT

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

One months rent: £550.00

Damage Deposit: £630.00

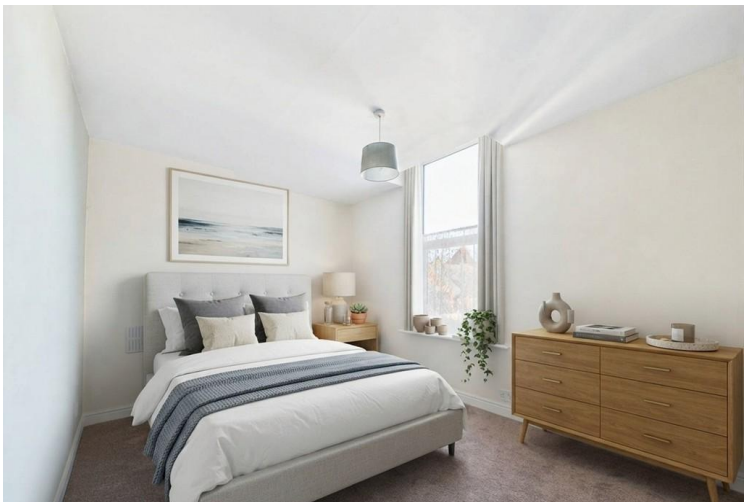
Total: £1,180.00

SERVICES

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



Bedroom



Bedroom - Virtually Staged



Front Elevation



North Side Beach

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.

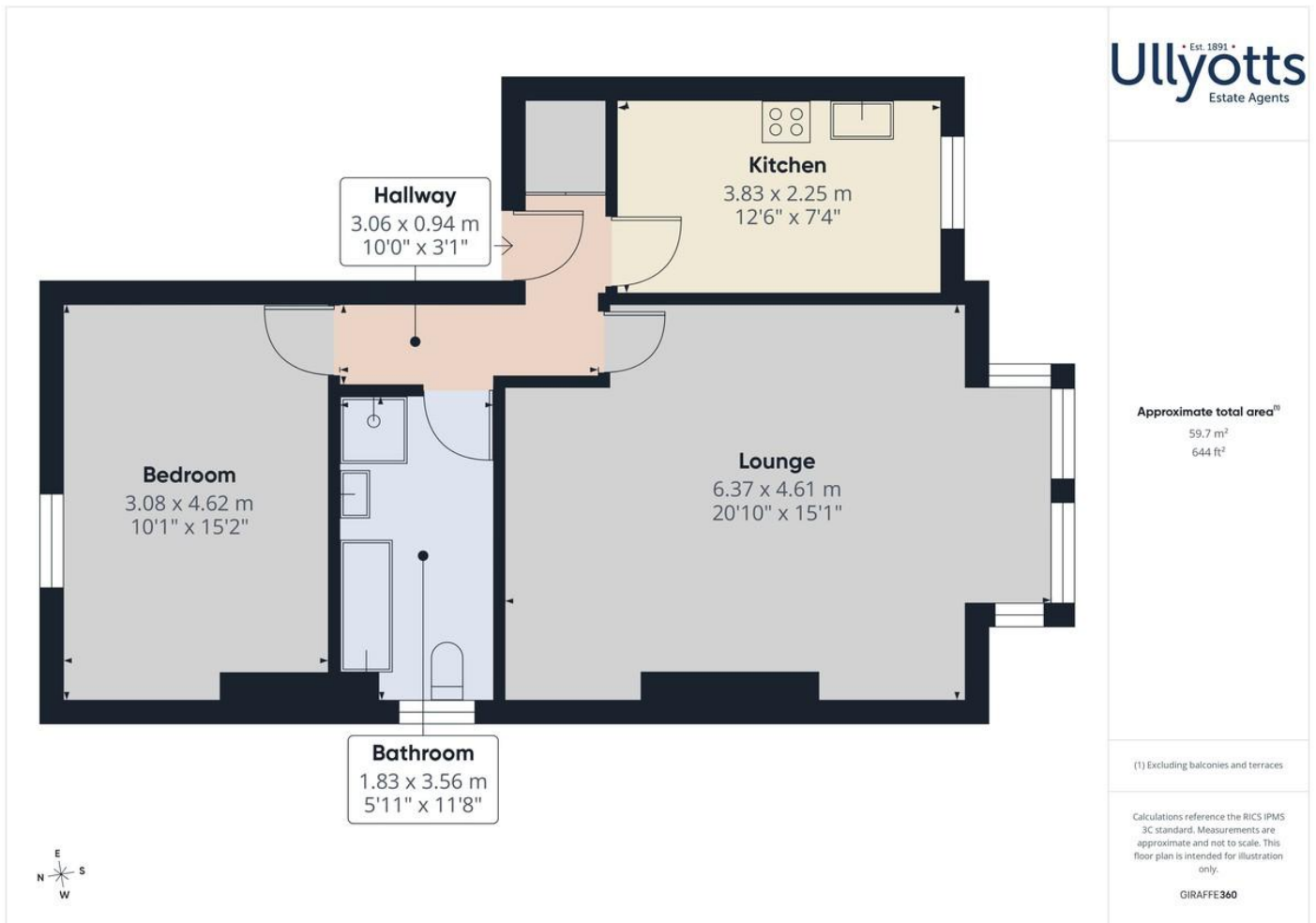
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

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 60 sq m (643 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





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 RICS

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