



Byre Cottage High Street,
Bridlington, YO15 1JX

£700 pcm

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge



2



1



1



Off Road
Parking



Gas Central Heating

Byre Cottage High Street, Bridlington, YO15 1JX

LOCATION

The village is steeped in the history of smugglers, caves and cliffs. The headland itself is noted by its white lighthouse and old octagonal stone lighthouse, a superb golf course and thriving village centre supported by a good array of local shops, facilities and amenities. The village attracts a substantial number of seasonal visitors wishing to explore the North east Yorkshire Coast.

ACCOMMODATION

This is a great opportunity to rent a two bedrooomed, mid terraced house, with parking, communal gardens and brick store to the rear. The accommodation briefly comprises Entrance into lounge, kitchen, two good-sized bedrooms and shower room. The property benefits from gas central heating and uPVC double glazing.

ENTRANCE INTO LOUNGE

12' 4" x 11' 8" (3.76m x 3.56m)

With feature gas stove in situ, timber beam and tiled hearth, window to front elevation, radiator and ceiling beams.

KITCHEN

11' 8" x 11' 5" (3.56m x 3.48m)

With wall and base units, electric oven, gas hob, extractor over, work surface over, tiled splash back, vinyl flooring, ceiling beams and understairs cupboard. Door to verandah.

PORCH AREA

17' 8" x 3' 5" (5.38m x 1.04m)

Timber construction, wall mounted gas central heating boiler.

LANDING

With doors to:

BEDROOM 1

12' 7" x 8' 2" (3.84m x 2.49m)

With window to front elevation and radiator.



Kitchen



Kitchen



Shower Room



Bedroom 1

Accommodation

BEDROOM 2

11' 6" x 9' 00" (3.51m x 2.74m)

With two radiators and window to rear elevation.

SHOWER ROOM

9' 11" x 6' 2" (3.02m x 1.88m)

With pedestal wash hand basin, low level wc, shower cubicle with thermostatic shower over, tiled shower, vinyl flooring, extractor and shaver point.

OUTSIDE

Parking and brick store.

SERVICES

All mains services connected are available.

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

PAYMENTS

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

One Months Rent: £700.00

Damage Deposit: £805.00

Total: £1,505

VIEWING

Strictly by appointment (01262) 401401 or lettings@ullyottsbrid.co.uk



Bedroom 2

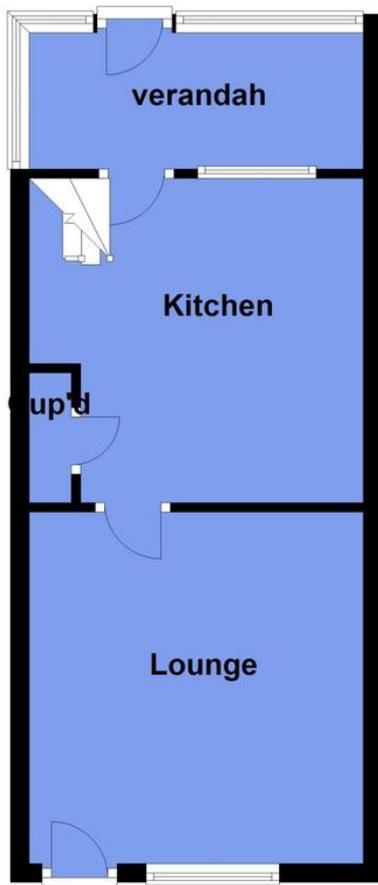


Byre Cottage

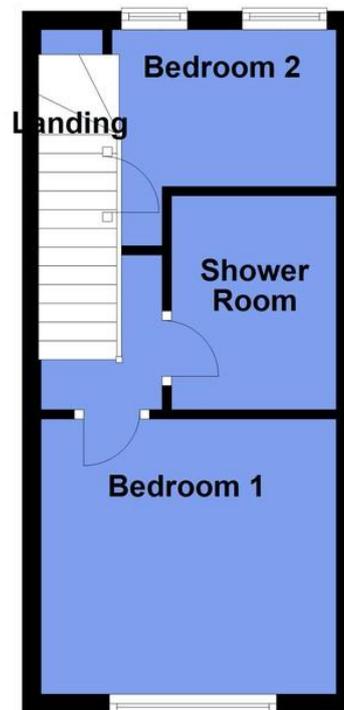
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories), is 55 sq m

Ground Floor



First Floor



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