



Flat 3 1C Springfield Avenue
Bridlington
YO15 3AA

TO LET

£395 pcm

1 Bedroom First Floor

■ Ulllyotts ■
EST 1891

01262 401401

Flat 3, 1C Springfield Avenue

Bridlington

YO15 3AA

LOCATION

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.

ACCOMMODATION

A first floor flat, located in the heart of Bridlington town centre by Christchurch, therefore being within immediate access of all local shops, amenities, restaurants, railway station etc.

The flat offers a one bed roomed layout with gas central heating.

The property would be ideally suited to a single person or couple, seeking an easily maintained unit, being one of five flats in the building.

HALLWAY

At ground floor with tele-entry system and stairs to first floor.

PRIVATE HALL

With radiator.

SITTING ROOM

12' 9" x 12' 0" (3.89m x 3.66m)

With modern fire surround and fitted electric fire. Outlook to Quay Road. TV aerial point and tele-entry phone.

KITCHEN

12' 9" x 6' 3" (3.89m x 1.91m)

With full fitted roll edge worktop, base and drawer unit, wall cupboards and open corner shelf unit. Stainless steel sink unit and radiator. Wall mounted central heating boiler.

BEDROOM

12' 0" x 11' 9" (3.66m x 3.58m)

With radiator.

BATHROOM

9' 0" x 6' 3" (2.74m x 1.91m)

With panel bath, tiled surround, low flush WC unit and

pedestal wash basin. Fitted cabinet and radiator.

OUTSIDE

Bin communal storage area and space to hang clothes if required.

SERVICES

All mains services connected or available.

PAYMENTS

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

One month's rent: £395.00

Damage Deposit: £450.00

Total: £845.00

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.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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 47 sq m (506 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

**AWAITING
FLOOR PLAN**

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