



**Ulllyotts**  
Property Management

**Byre Cottage, High Street  
Bridlington  
YO15 1JX**

**TO LET £575 PCM**

**Mid terraced house**

**Close to all village amenities**

**Two bedrooms**

**Parking and brick store**

**Gas central heating**

**Modern kitchen and shower  
room**

**Great location**

'No fees!'



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# ■ Ulllyotts ■



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

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PROPERTY PROFESSIONALS SINCE 1891

# 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 Northeast Yorkshire Coast.

### ACCOMMODATION

This is a great opportunity to rent a two bedroomed, 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 - decorative only and is not functioning, 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.



## 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 incoming tenant will be required to pay the following:

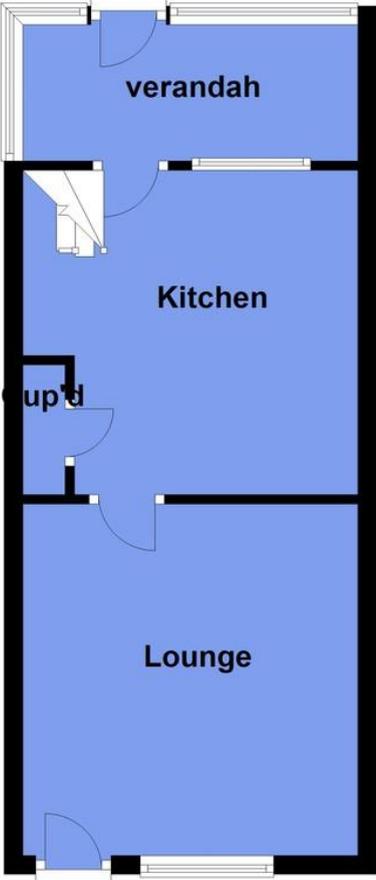
One Months Rent: £575.00

Damage Deposit: £575.00

Total: £1,150.00

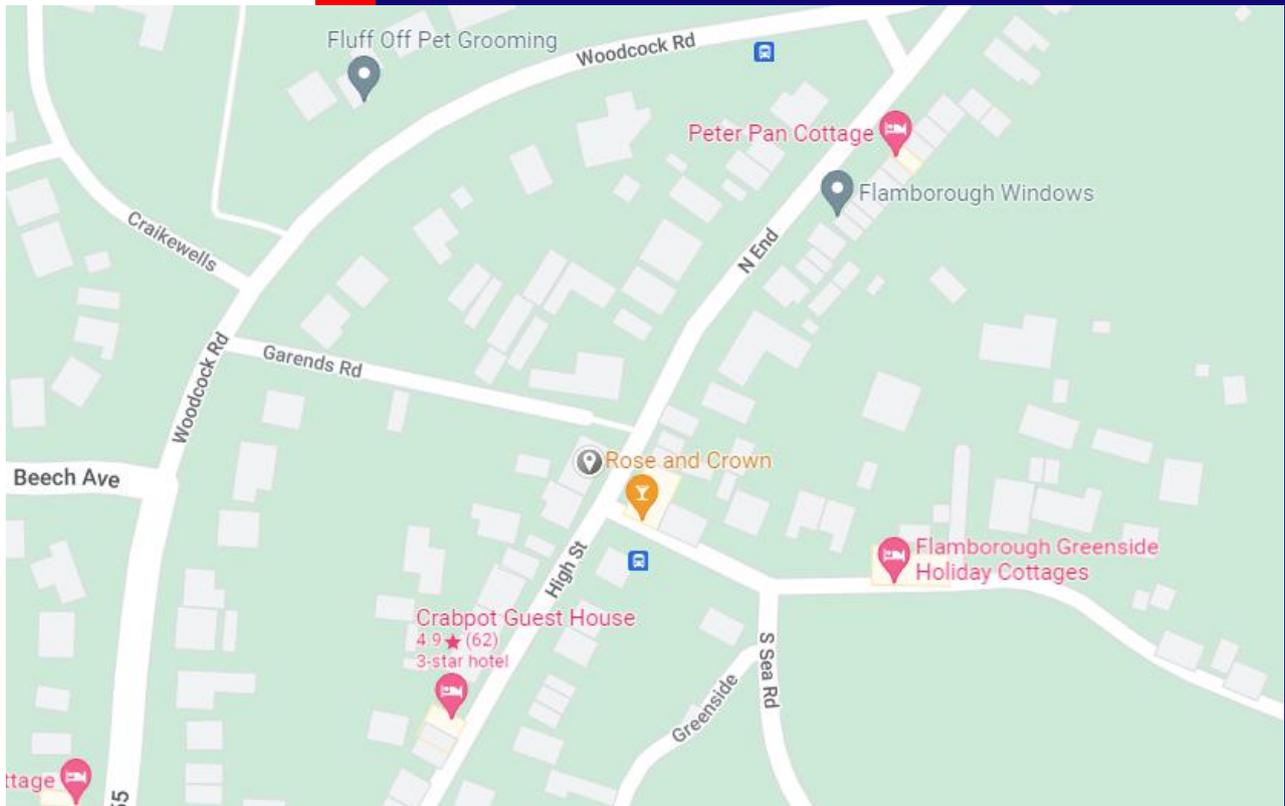


**Ground Floor**



**First Floor**







**16 Prospect Street, Bridlington, YO15 2AL**

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

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