

▪ Ulllyotts ▪

EST 1891



115 Harewood Avenue
Bridlington
YO16 7QD

TO LET

£900 pcm

3 Bedroom Semi-Detached House

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01262 401401



Garden - Virtually Staged



3



1



1



Garage, Off
Road Parking



Gas Central Heating

115 Harewood Avenue , Bridlington, YO16 7QD

LOCATION

The Bempton Lane area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees.



Kitchen



Kitchen



Lounge



Lounge - Virtually Staged

Accommodation

A three bedroom semi-detached house situated on the popular residential estate conveniently located off Marton Road. The property benefits from a long drive way offering ample off road parking leading to brick built garage and larger than average garden to the rear. The property is close to shops, local amenities and bus route.

uPVC Entrance Door with frosted glass panel to side opening into:

HALLWAY

With pendant light. Carpet. Radiator.

Oak effect panelled door leading to:

LOUNGE

16' 6" x 13' 9" (5.05m x 4.21m)

Spacious lounge with large window to front elevation. Feature fireplace with wood surround tiled inset and hearth housing a gas fire. Pendant feature light with three matching wall mounted lights. Serving hatch with opening to kitchen. Oak corner unit with power and lighting*. Carpet. Radiator. BT Open Reach internet point.

Oak effect feature door opening into:

KITCHEN

11' 10" x 10' 11" (3.63m x 3.34m)

With range of wall and base units. Laminate work top and chrome sink. Space for under counter fridge, washing machine and gas cooker. Large window to rear elevation overlooking manicured gardens. Additional storage cupboards housing the electric meter and consumer unit. Cubby-hole located under stairs. Spot light fitting. Vinyl flooring. Radiator.

Stairs leading to Landing with additional storage. Pendant light. Carpet.

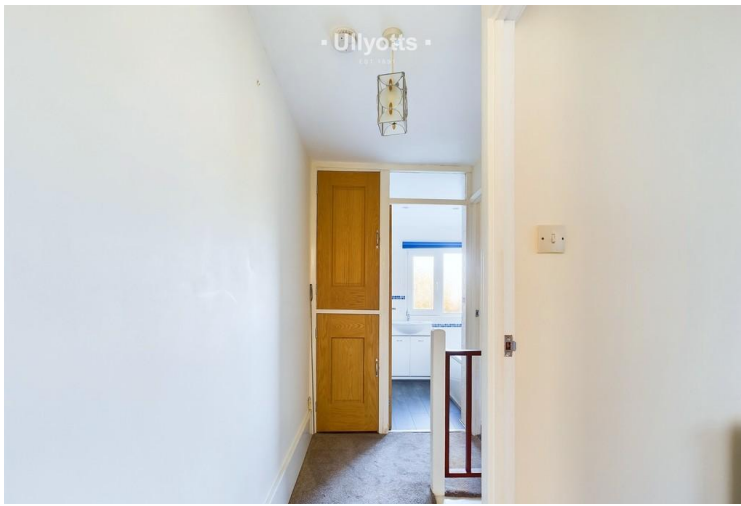
Oak effect panelled door leading to:

BEDROOM 1

13' 8" x 9' 8" (4.18m x 2.95m)

With large window to front elevation fitted with blinds*, curtain pole* and curtains*. Large fitted double wardrobe with matching drawer unit. Pendant light. Carpet. Radiator.

Oak effect panelled door leading to:



Landing



Bedroom One



Bedroom One - Virtually Staged



Bedroom Two

BEDROOM 2

10' 8" x 7' 0" (3.27m x 2.14m)

With built-in wardrobe housing the Ideal Logic Max Combi C30 boiler. With tilt and turn window to rear elevation. Pendant light. Carpet. Radiator.

Oak effect door leading to:

BEDROOM 3

8' 9" x 6' 7" (2.68m x 2.02m)

With window to side elevation. Curtain rod* and curtains*. Pendant light. Carpet. Radiator.

Oak effect panelled door leading to:

BATHROOM

6' 10" x 5' 11" (2.10m x 1.82m)

Fully tiled throughout. Low level WC, porcelain sink with storage cupboard beneath and acrylic panelled bath with mixer tap and shower head. Concertina glass shower screen. Chrome ladder radiator. Tilt and turn frosted glass. Window to rear elevation with roller blind*. Vinyl flooring.

GARDEN

The front garden is laid to lawn with a border. The well manicured rear garden includes a mixture of shrubs, trees and flowers. Indian stone patio area. Washing line*. Outside tap and personal door leading to garage.

GARAGE

Brick built garage with up and over door.

PARKING

Large driveway for good off-road parking.

SOLAR PV SYSTEM

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property

HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom Two - Virtually Staged



Bedroom Three



Bathroom



Rear Elevation - Virtually Staged

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

PAYMENTS

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

One month's rent: £900.00

Damage Deposit: £1030.00

Total: £1,930.00

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television 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

Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 70 sq m (748 sq ft).
 This area may differ from the floor area on the Energy Performance Certificate.



Ground Floor



Floor 1



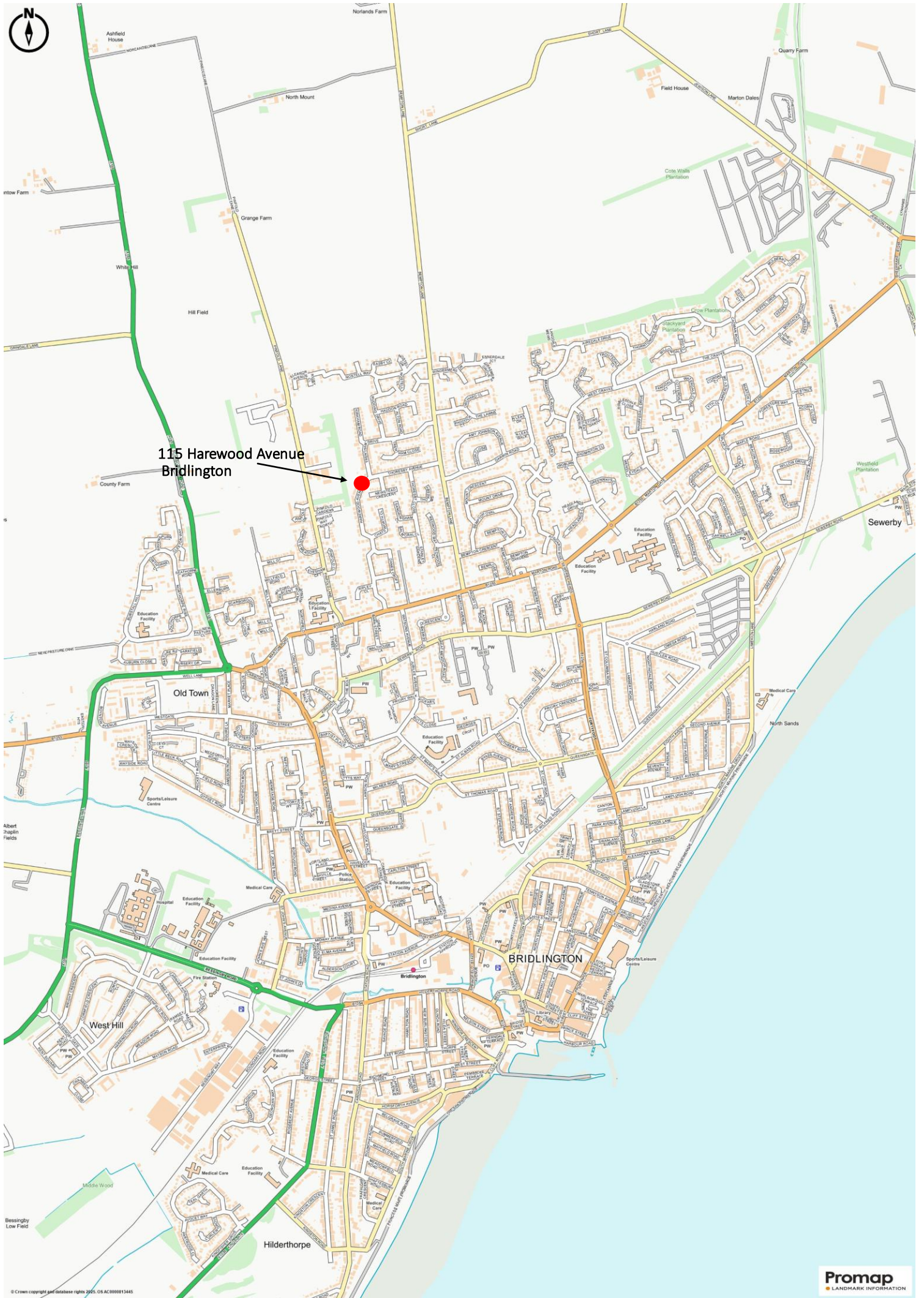
Approximate total area⁽¹⁾
 69.51 m²
Reduced headroom
 0.45 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Bridlington



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