



Flat 3 Hartley Court
Bridlington

YO15 3HL

TO LET

£550 pcm

1 Bedroom First Floor Apartment



Communal Gardens



1



1



1



Garage, Off
Road Parking



Electric Heating

Flat 3 Hartley Court, Bridlington, YO15 3HL

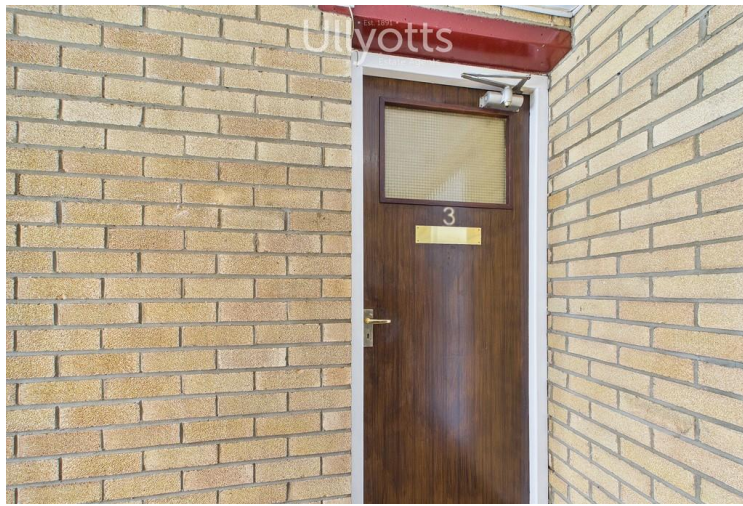
LOCATION

Hartley Court is situated just off East Road which is within walking distance of the town centre and sea front. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Also close by is a Lidl, B&M Cooplands and Tesco. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, working harbour and vibrant promenade. It offers a mix of traditional seaside attractions, independent shops, ice-cream parlours and fresh seafood. The town also offers scenic coastal walks, the

stunning Flamborough Head cliffs nearby and cultural sites like Bridlington Priory and Sewerby Hall. With a friendly atmosphere and plenty of leisure activities, Bridlington is an ideal spot for both relaxation and adventure by the sea.





Entrance Door



Hallway



Kitchen



Kitchen - Virtually Staged

Accommodation

A well presented one bedroom first floor apartment ideally situated within walking distance of Bridlington's popular South Beach, town centre and harbour. The accommodation comprises a bright and spacious lounge, fitted kitchen, double bedroom with built in wardrobe storage, and a bathroom fitted with a bath and electric shower. The property further benefits from uPVC double glazing, electric heating throughout, a secure telecom entry system and useful storage cupboards.

Externally, residents have access to attractive communal gardens, providing a pleasant outdoor space to relax and unwind, while a private garage offers valuable parking or additional storage.

COMMUNAL ENTRANCE

Entrance to the property is via a glazed uPVC door with telecom entry, opening into the communal hallway which features individual post boxes and a staircase leading to the first floor. The landing benefits from a window to the front, security lighting, and provides access to Flat 3.

ENTRANCE HALL

5' 5" x 5' 5" (1.65m x 1.65m)

The private entrance hall features a telecom entry phone system, tile- effect vinyl flooring, two useful storage cupboards and doors leading to all rooms. Central light fitting and smoke alarm.

KITCHEN

8' 6" x 8' 2" (2.59m x 2.49m)

Fitted with a modern range of wall, base and drawer units with complementary work surfaces, incorporating a sink with drainer and mixer tap. There is space for an electric cooker, under counter fridge and washing machine. The room benefits from laminate flooring, a central ceiling light fitting and a front facing window fitted with a roller blind*. A serving hatch opens through to the dining area.

LOUNGE DINER

11' 5" x 13' 10" (3.48m x 4.22m)

A bright and airy lounge featuring a front facing window fitted with a curtain pole* and curtains*. The room benefits from two central ceiling light fittings, carpeted flooring, an electric radiator and an attractive decorative fire surround.



Lounge



Lounge - Virtually Staged



Bathroom



Bathroom

BEDROOM

8' 5" x 13' 9" (2.57m x 4.19m)

A well proportioned double bedroom featuring built in wardrobe storage, an electric panel heater and a rear facing window fitted with a curtain pole* and curtains*.

BATHROOM

5' 2" x 8' 1" (1.57m x 2.46m)

Fitted with a modern white suite comprising a panelled bath with electric shower over, shower curtain* and curtain pole*. The room also features a wash hand basin set within a vanity unit with storage cupboard*, low-level WC, tiled flooring, a combination of wet walling and decorative panelling, and a frosted rear facing window providing natural light and privacy. Additional features include a central ceiling light fitting and a wall mounted pull cord heater.

OUTSIDE

The property benefits from a single brick built garage with an up-and-over door, providing useful parking or storage space. Additional parking is available directly in front of the garage, as well as within the communal residents' parking area.

Residents also have access to attractive communal grounds, including a slightly raised paved seating area surrounded by colourful roses and established shrubs, creating a pleasant space to relax outdoors. To the rear of the property is a communal lawn area, which is typically used by residents for drying laundry.

PARKING

Allocated parking is available directly in front of the garage, providing off-road parking for one vehicle.

HEATING

The property benefits from programmable electric heaters. The electric boiler provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom



Bedroom - Virtually Staged



Communal Gardens



Garage

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

PAYMENTS

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

One month's rent: £550.00

Damage Deposit: £630.00

Total: £1,180.00

SERVICES

Mains services connected, there is no gas.

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.

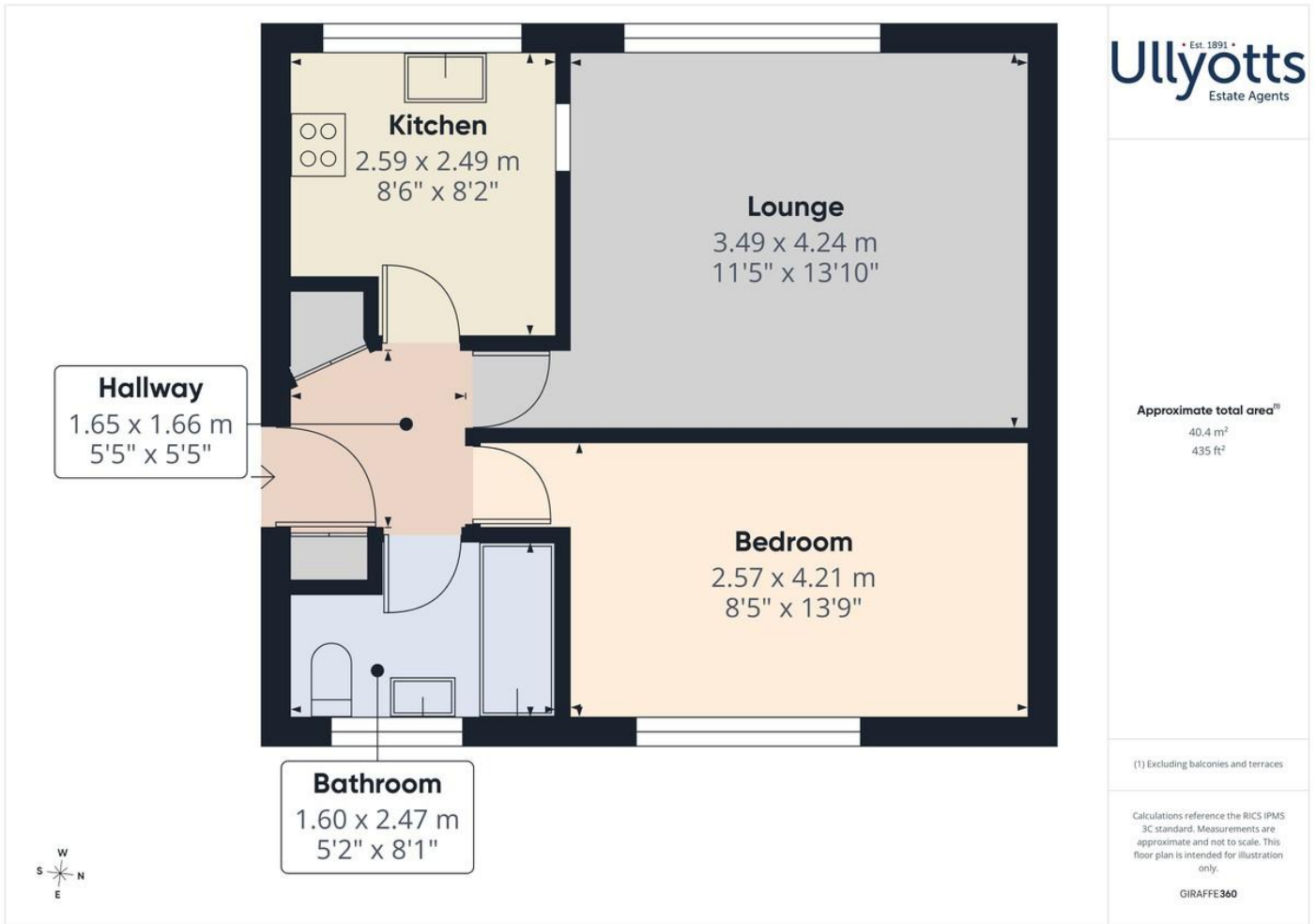
* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulyotts.

Regulated by RICS

The digitally calculated floor area is 40 sq m (435 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Ulllyotts

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