



Flat 6 East Vale Court
Bridlington

YO15 3HE






TO LET

£575 pcm

2 Bedroom First Floor Apartment



Front Elevation

 2
  1
  1
  Off Road Parking,
  Gas Central Heating

Flat 6 East Vale Court, Bridlington, YO15 3HE

LOCATION

The Harbour and Town Centre areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. 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. 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.





Lounge



Lounge - Virtually Staged



Kitchen



Kitchen - Virtually Staged

Accommodation

A beautifully presented first floor apartment, ideally positioned on the corner of Hildershorpe Road and Savage Road within a modern and well maintained development. Offering bright and spacious accommodation throughout. The apartment comprises two well proportioned bedrooms, a generous living area filled with natural light. Additional benefits include gas central heating and uPVC double glazing.

Perfectly located, the property is within close proximity to a wide range of local shops, well regarded schools, and everyday amenities. The seafront and harbour are also just a short walk away, offering scenic coastal walks and leisure opportunities right on your doorstep.

COMMUNAL ENTRANCE

Accessed to the rear of the property, the building benefits from a secure communal entrance with tele-entry system, leading to a well-maintained stairwell providing access to all levels.

FIRST FLOOR LANDING

With private entrance door to:

ENTRANCE HALL

10' 11" x 3' 6" (3.33m x 1.08m)

Entered via a uPVC door, the welcoming hallway offers a spacious area ideal for storage. Featuring carpeted flooring, a central light fitting, radiator, and telecom entry system.

LOUNGE/ KITCHEN

20' 1" x 20' 0" (6.13m x 6.11m)

The property features a bright and contemporary open plan kitchen and living area. The kitchen is fitted with a stylish range of wall and base units, complemented by ample worktop space. It includes a stainless steel sink with drainer and mixer tap, an integrated dishwasher* and fridge*, as well as an electric oven* with a gas hob and extractor fan above. The space is finished with vinyl flooring.

To the front elevation, a Juliette balcony and large window complete with a fitted roller blind* allow for plenty of natural light, enhancing the airy feel of the room. The spacious lounge area offers a comfortable setting for relaxation and entertaining, featuring modern spotlights, carpet flooring, and a radiator.



Bedroom One



Bedroom One - Virtually Staged



Bedroom Two



Bedroom Two - Virtually Staged

BEDROOM 1

16' 8" x 11' 3" (5.09m x 3.43m)

A well proportioned double bedroom with a window to the front elevation, fitted with a roller blind*. The room is finished with carpeted flooring, a central light fitting, and a radiator.

BEDROOM 2

11' 0" x 11' 2" (3.36m x 3.42m)

A well proportioned double bedroom with a window to the side elevation, fitted with a roller blind*. The room is finished with carpeted flooring, a central light fitting, and a radiator.

BATHROOM

7' 7" x 5' 9" (2.32m x 1.77m)

White bathroom suite comprising a paneled bath with mixer taps, shower head attachment, and shower curtain*. Pedestal hand basin with fitted taps and mirror above. Low level WC. Tiled surround to the bath area. Window to the side elevation providing natural light, along with a central ceiling light fitting and extractor fan. Finished with vinyl flooring and a radiator.

OUTSIDE

The property does not benefit from private outdoor space; however, there is a designated bin storage area. Allocated parking is also available.

CENTRAL HEATING

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

DOUBLE GLAZING

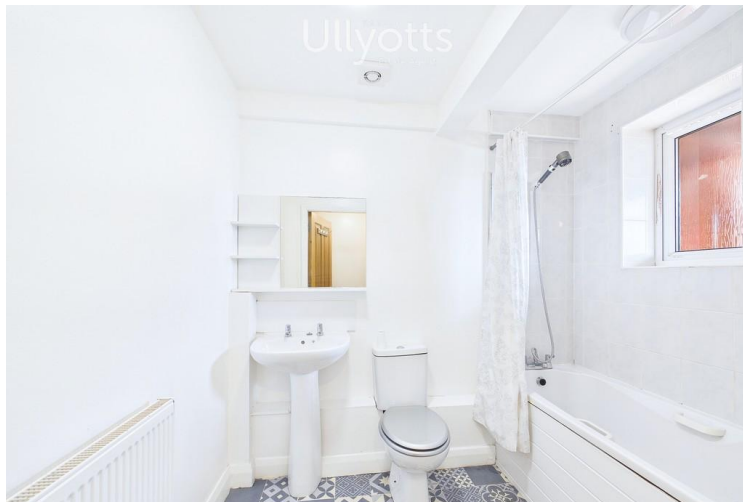
UPVC double glazing throughout.

COUNCIL TAX BAND

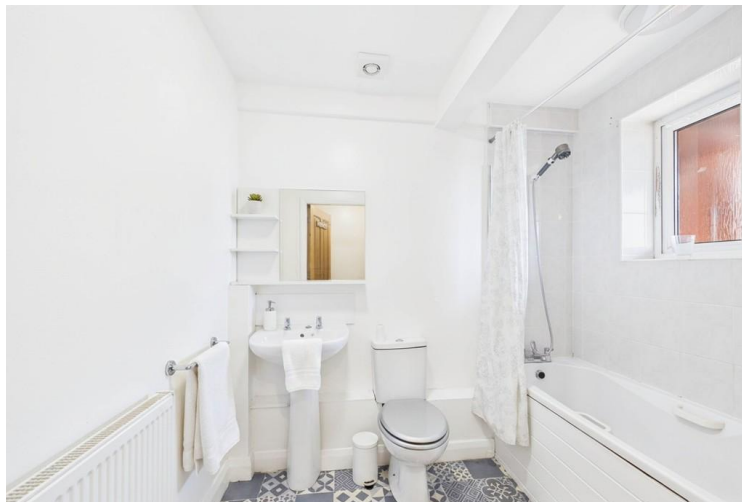
Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.



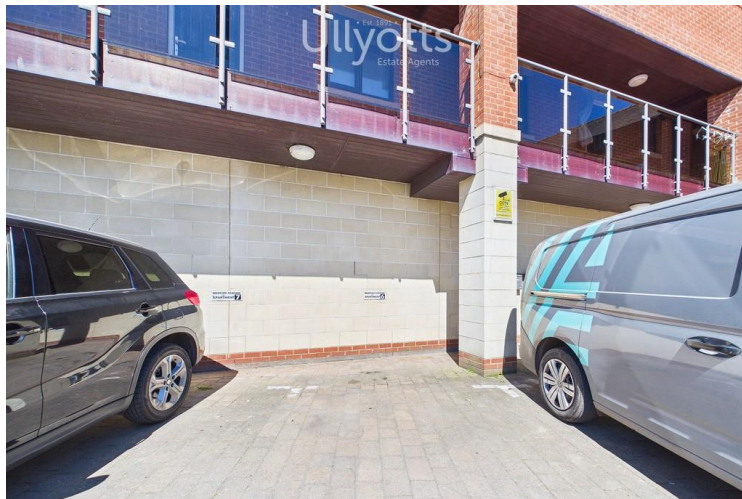
Bathroom



Bathroom - Virtually Staged



Rear Elevation



Parking

PAYMENTS

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

One month's rent: £575.00

Damage Deposit: £660.00

Total: £1,235.00

SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media 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.

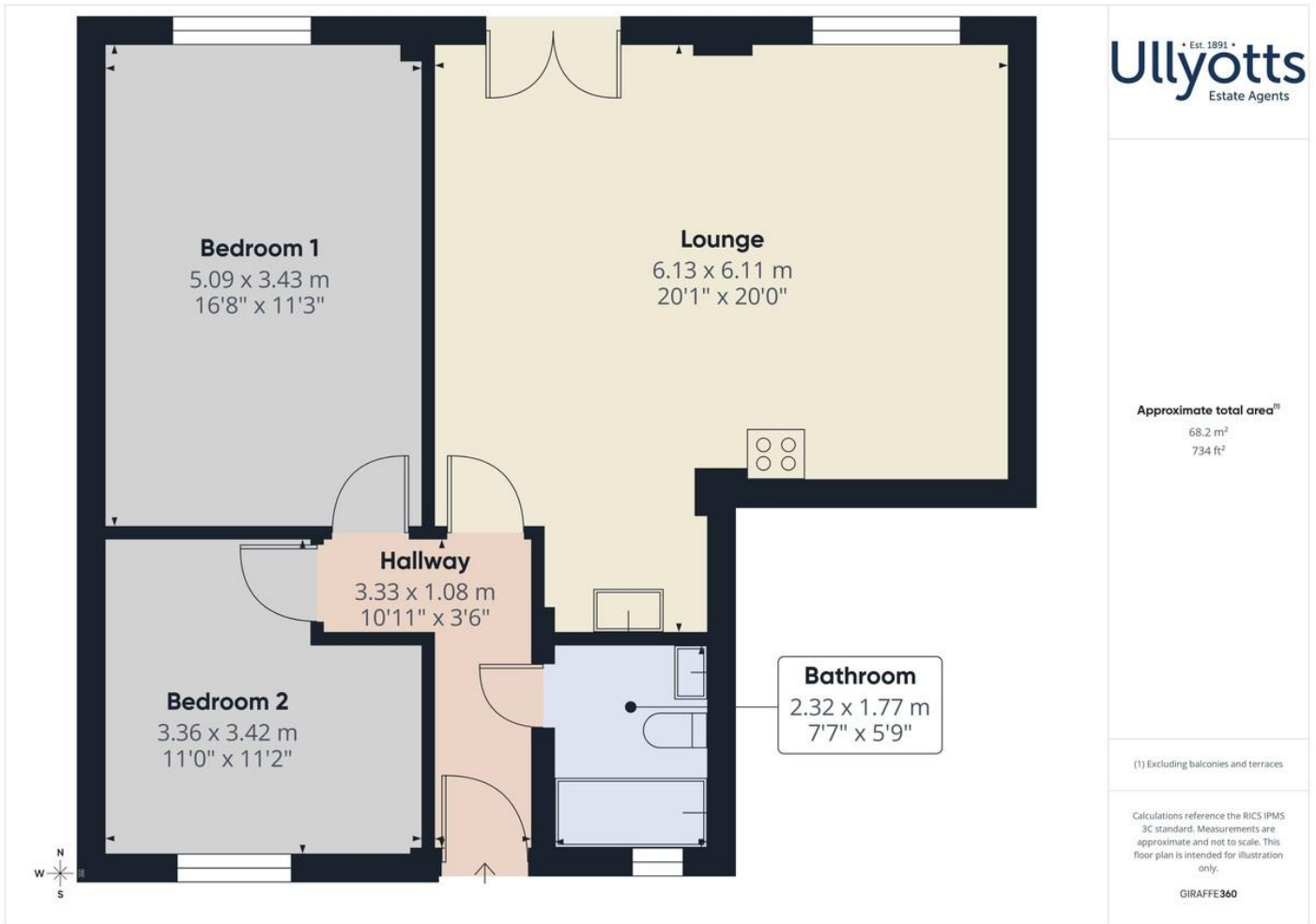
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

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 68 sq m (734 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





Flat 6, East Vale Court, Bridlington

Ulllyotts

EST 1891



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