



Flat 3 1 Sands Lane  
Bridlington  
YO15 2JG

TO LET

**£575 pcm**

2 Bedroom First Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401

# Flat 3, 1 Sands Lane

## Bridlington

### YO15 2JG

A first floor apartment, which is part of an established Victorian semi-detached house, which is now split into five residential letting units.

This particular apartment has been recently renovated throughout and offers two bedrooms, a modern kitchen and shower room, gas central heating, uPVC double glazing and has side sea views from the lounge. Parking is available on Sands Lane and surrounding areas with permits available from the East Riding of Yorkshire Council.

#### COMMUNAL ENTRANCE

With tele entry system and stairs to first floor.

#### FIRST FLOOR LANDING

Private entrance door to:

#### ENTRANCE HALL

10' 2" x 6' 9" (3.1m x 2.06m)

With fire alarm system.

#### LOUNGE

14' 6" x 12' 4" (4.42m x 3.76m)

With radiator and bay window to front elevation with side sea view.

#### KITCHEN

10' 0" x 6' 6" (3.05m x 1.98m)

A modern kitchen with a range of modern white wall, base and drawer units, electric oven, hob, extractor, stainless steel sink with mixer tap, worktop over, upstands and vinyl flooring.

#### BEDROOM 1

13' 4" x 9' 3" (4.06m x 2.82m)

With radiator and window to the rear elevation.

#### BEDROOM 2

11' 0" x 8' 3" (3.35m x 2.51m)

With radiator and window to the front elevation.

#### SHOWER ROOM

8' 6" x 4' 0" (2.59m x 1.22m)

With double walk in shower cubicle, glass doors, thermostatic shower over, pedestal wash hand basin, heated towel ladder and vinyl flooring.

#### SEPARATE WC

With low flush WC unit and vinyl flooring.

#### 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.

#### 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: £663.46

Total: £1,238.46

#### SERVICES

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

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

#### ENERGY PERFORMANCE CERTIFICATE

Rating C.

#### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.

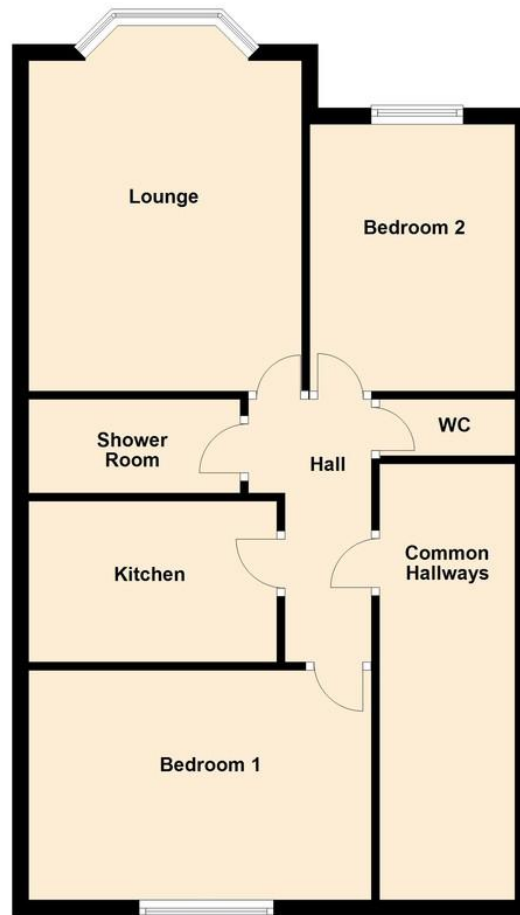
#### HOW TO APPLY FOR THIS PROPERTY

To apply for this property visit [www.ullyotts.co.uk/apply-to-be-a-tenant](http://www.ullyotts.co.uk/apply-to-be-a-tenant) to fill out our online application form.

Once we have received a complete application form and six months bank statements, we will process your application form (please note this can take up to 10 working days). After your application form has been processed, we will contact to arrange a viewing of the property.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 51 sq m

**First Floor**



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