



38 Willow Drive  
Bridlington  
YO16 6UZ

TO LET

**£850 pcm**

3 Bedroom Semi-Detached House

# 38 Willow Drive

## Bridlington

### YO16 6UZ

#### BRIDLINGTON

Bridlington is a premier East Yorkshire Coast resort centered around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town center has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

#### ACCOMMODATION

##### UPVC PORCH

With tiled floor and door into:

##### HALLWAY

13' 3" x 5' 7" (4.04m x 1.7m)

Radiator. Doors to living room and kitchen, under stairs cupboard and stairs up.

##### LOUNGE

12' 11" x 11' 03" (3.94m x 3.43m)

Window to front elevation, wall mounted gas fire, radiator, sliding glass door to dining room.

##### DINING ROOM

9' 8" x 9' 4" (2.95m x 2.84m)

Radiator, double glazed sliding door onto patio and serving hatch.

##### KITCHEN

9' 4" x 7' 5" (2.84m x 2.26m)

Wall, base and drawer units, stainless steel sink and drainer, mixer tap, electric oven, gas hob, extractor, uPVC door to patio and serving hatch. Plumbing for washing machine, space for under-counter fridge, window to side elevation and lino flooring.

##### LANDING

Doors to and loft hatch.

##### BEDROOM 1

13' 2" x 10' 4" (4.01m x 3.15m)

Window to front elevation, radiator and airing cupboard.

##### BEDROOM 2

10' 4" x 9' 5" (3.15m x 2.87m)

Window to rear elevation and radiator. View over Sandsacre and Priory Church.

##### BEDROOM 3

10' 0" x 6' 5" (3.05m x 1.96m)

Window to front elevation, radiator, over stair storage box.

#### SHOWER ROOM

6' 5" x 5' 4" (1.96m x 1.63m)

Window to rear elevation, heated shower rail, pedestal wash hand basin and electric shower. Lino flooring.

#### OUTSIDE

Driveway for multiple cars. Patio and garden.

#### GARAGE

Single link-detached garage.

#### PAYMENTS

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

One month's rent: £850.00

Damage Deposit: £980.76

Total: £1,830.76

#### 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.

#### SERVICES

All mains services.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application. Regulated by RICS

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



• Est. 1891 •  
**Ulyotts**  
Estate Agents

Approximate total area<sup>(1)</sup>  
69.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property  
Ombudsman

## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations