



26b Roundhay Road  
Bridlington  
YO15 3JY

TO LET

**£650 pcm**

Two Bedroom Maisonette

▪ Ullyotts ▪

EST 1891

01262 401401



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On Road  
Parking

1

Gas Central Heating

## 26b Roundhay Road, Bridlington, YO15 3JY

### LOCATION

Located on the south side of the town centre in a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary School (ages 3-11), a nursery school, Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

### ENTRANCE

Private entrance to the rear of the property

Into:

### HALLWAY

Spacious, light and airy hallway with oak flooring, central light fitting and radiator. Storage cupboard.

### LOUNGE

Large window fitted with pole\* and curtains\* to front elevation and sea views. Picture rail, central light and oak flooring. Radiator.

### KITCHEN

Range of base units oak work top above, Belfast sink and mixer tap. Window to rear elevation with roller blind\*. Integrated electric oven with gas hob above. Space for washing machine and dishwasher. Central light fitting, tiled floor and radiator.



## Accommodation

### BATHROOM

Steps leading to bathroom comprising panelled bath with electric shower and glass split shower screen. Hand basin with pedestal. Window to side elevation roller blind\* curtain pole\* and curtains\*. Built in storage cupboards.

### W/C

Low level w/c with window to side elevation and roller blind\*.

### DINING ROOM

Window to rear elevation with roman blinds\*. Central light fitting, radiator, oak flooring and smoke alarm. Stairs leading to:

### BEDROOM ONE

With the front facing window and double alcoves. Picture rail. Central light fitting with shade\*. Curtain pole with curtains\*. Carpet to floor.

### BEDROOM TWO

Fantastic light and airy room with velux windows to front and rear fitted with blinds\*. Central light fitting, oak flooring and radiator. Eaves storage.

### PARKING

On street parking.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

### COUNCIL TAX BAND

Band A.

### 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: £650.00

Damage Deposit: £750.00

Total: £1,400.00

### 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

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

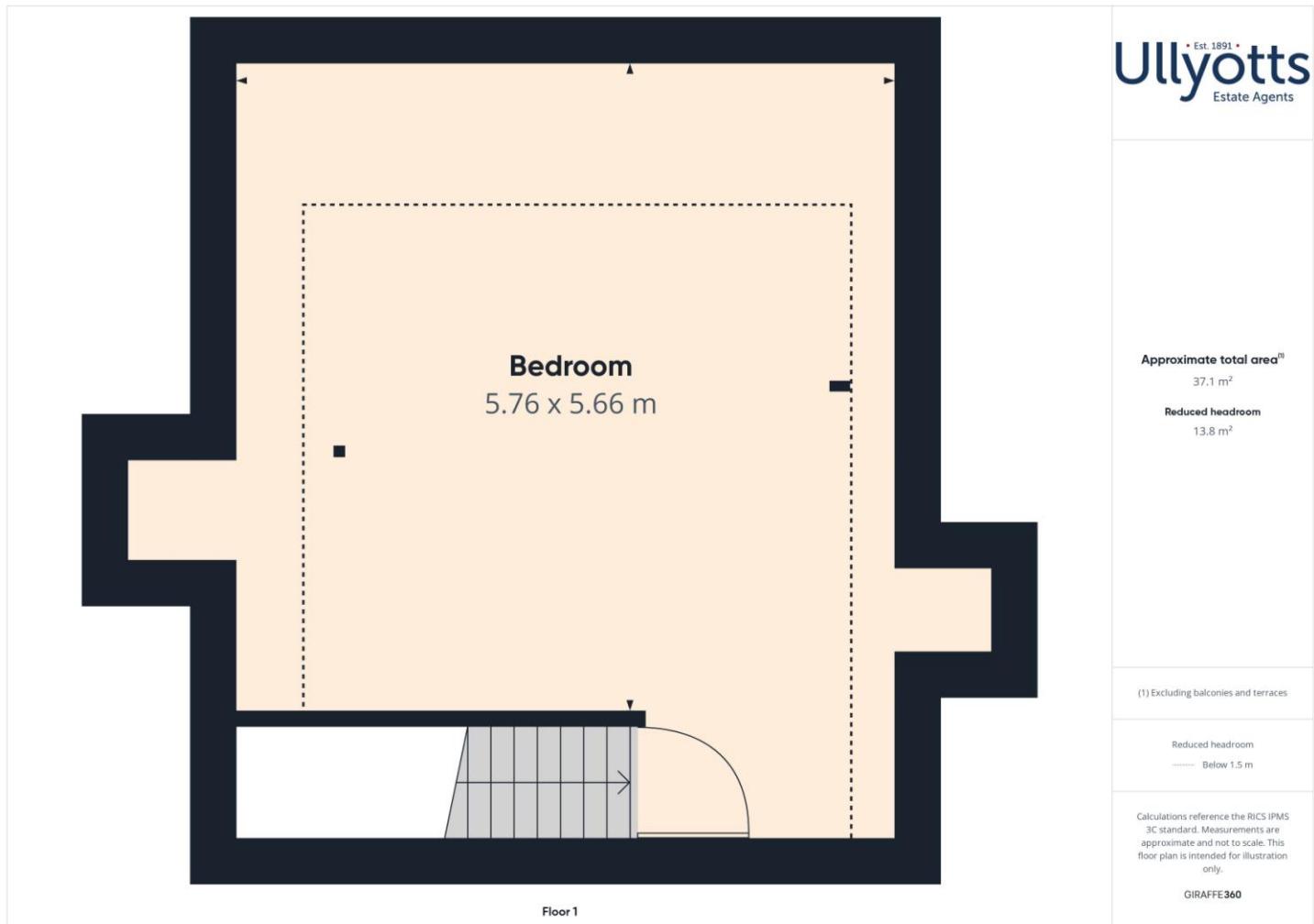
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 126 sqm



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is approximately 126 sqm



# ■ Ulliyotts ■

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## Driffield Office

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