



42 St Johns Walk
Bridlington
YO16 4HJ

TO LET

£800 pcm

3 Bedroom Mid Terraced House

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LOCATION

St John's Walk is ideally positioned within close proximity to Bridlington town centre, offering a vibrant and highly convenient setting for everyday living. The area is particularly well-suited to families, with excellent local schooling including Quay Academy (ages 3–11) and Bridlington School (ages 11–18) both within easy reach.

Residents benefit from a wide range of nearby amenities, including well-known supermarkets such as Co-op, Aldi, Spar and One Stop, making day-to-day shopping both quick and convenient.

The area also offers a diverse selection of takeaway and dining options, including Chinese and Indian cuisine, alongside traditional fish and chip shops and popular pizza outlets. A nearby parade of local shops on Quay Road further enhances the appeal, with a greengrocer, butcher and hairdresser all close at hand, ensuring essential services are always within easy reach.

ACCOMMODATION

A well presented three bedroom mid terraced home situated on the popular St John's Walk, offering spacious and comfortable accommodation. The property features a welcoming lounge, separate dining room, fitted kitchen, and a practical utility area. Upstairs comprises three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from a generous rear garden, perfect for relaxing or entertaining, along with a useful workshop offering additional storage or workspace. Further benefits include convenient on street parking.

ENTRANCE HALL

Composite entrance door leading into the hallway, with useful under stairs storage cupboard. Featuring a central ceiling light fitting, carpeted flooring, and radiator.

LOUNGE

Window to the front elevation fitted with net curtains* and curtain pole*. The room also benefits from a central ceiling light fitting, additional wall mounted lights, radiator, and carpeted flooring. A feature gas fire is also present, for decorative purposes only.

DINING ROOM

Window to the rear elevation fitted with net curtains* and curtain pole*. The room features two central ceiling light fittings, wall mounted lighting, radiator, and carpeted flooring.

KITCHEN

Window to the side elevation. Fitted with a range of wall and base units with worktops over, incorporating a stainless steel sink with drainer and mixer tap. There is space for a washing machine, tall freestanding fridge freezer, tumble dryer (with vent), and an electric cooker, with extractor fan over. The room also benefits from a central ceiling light fitting and tiled flooring.

UTILITY ROOM

UPVC door providing access to the rear garden. The room benefits from a central ceiling light fitting, tiled flooring, and an electric panel heater.

STARIS AND LANDING

Stairs leading to the first floor, with carpeted flooring, central ceiling light fitting, and smoke alarm.

BEDROOM ONE

Window to the rear elevation fitted with net curtains*, curtain pole*, and curtains*. The room benefits from a built in cupboard housing the central heating boiler, along with a central ceiling light fitting, radiator, and carpeted flooring.

BEDROOM TWO

Window to the front elevation fitted with net curtains*, curtain pole*, and curtains*. The room benefits from a central ceiling light fitting, radiator, and carpeted flooring.

BEDROOM THREE

Window to the front elevation with net curtains*. The room benefits from a central ceiling light fitting, radiator, and carpeted flooring.

BATHROOM

Window to the rear elevation. Fitted with a white suite comprising a paneled bath with electric shower over and glass shower screen, pedestal wash hand basin, and low level WC. The room also benefits from a central ceiling light fitting, radiator, and vinyl flooring.

will only be arranged following receipt of a completed application. Strictly by appointment with Ullyotts.

GARDEN

Leading from the utility room, the garden opens onto a hard standing area directly to the rear of the property, providing an ideal space for outdoor seating. The garden benefits from gated shared access leading to St John's Walk.

There is a brick built external store (no power or electrics) and a long garden laid out with a side pathway leading through. To the rear of the garden is a substantial workshop, offering excellent potential for hobby or storage use (no power or electrics).

PARKING

The property benefits from on street parking.

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 A.

ENERGY PERFORMANCE CERTIFICATE Band D.

PAYMENTS

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

One month's rent: £800.00

Damage Deposit: £920.00

Total: £1,720.00

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 Ulyotts.

Regulated by RICS



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