



35 Mount Crescent
Bridlington, YO16 7HR

TO LET

£630pcm

1 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



Off Road
Parking



Gas Central Heating

35 Mount Crescent, Bridlington, YO16 7HR

LOCATION

The property is situated on the western side of this ever popular residential estate with a nearby cut through into Bampton Lane on foot to access local bus stops. There are local shops in the area on Marton Road, with a post office, pharmacy, takeaway and with another nearby supermarket on Martongate.

The local buses route through into the town and surrounding areas or Old Town, both localities being supported by national and local shopping names.

BRIDLINGTON

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades.

The town centre 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.



Lounge



Lounge



Kitchen



Kitchen

Accommodation

A well presented and appointed semi-detached bungalow offering a one bedroomed layout, with an extension at the rear providing a good-sized utility sun lounge. The property benefits from gas central heating and uPVC double glazing.

ENTRANCE VESTIBULE

With uPVC outer door and inner glazed panel door to:

LOUNGE

14' 0" x 10' 9" (4.27m x 3.28m)

With a bay window to the front elevation, radiator, laminate flooring, modern fire surround and electric fire, TV aerial point, walk in pantry store with shelves and wall mounted modern central heating boiler.

KITCHEN

10' 9" x 5' 6" (3.28m x 1.68m)

With a range of white wall, base and drawer units, open corner shelved units, roll edge worktops, tiled surrounds, stainless steel sink unit, cooker hood, extractor fan, laminate flooring and loft access.

BEDROOM

11' 0" x 11' 0" (3.35m x 3.35m)

With radiator.

SHOWER ROOM

Re-tiled and fitted with recess shower cubicle, pedestal wash basin and low flush WC unit. Radiator and fitted cabinet.

SUN LOUNGE/UTILITY

10' 0" x 9' 6" (3.05m x 2.9m)

Of full brick and glazed construction with french doors to rear, plumbing for auto washer and dishwasher, radiator and laminate flooring.

OUTSIDE

The property is approached over a shared driveway access, with a full extensive forecourt gravel bed parking space area for two/three cars or caravan.

Side pedestrian access leads to the rear of the property with a gated enclosed access, with bin area and leading in turn to the west facing garden.



Bedroom



Bedroom



Shower Room



Shower Room

The rear garden provides a good sized gravel set bed area with corner bed and timber shed, west facing patio and timber lap fence surrounds.

PAYMENTS

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

One month's rent: £630.00

Damage Deposit: £725.00

Total: £1,355.00

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.

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



Sun Lounge Utility



Sun Lounge Utility



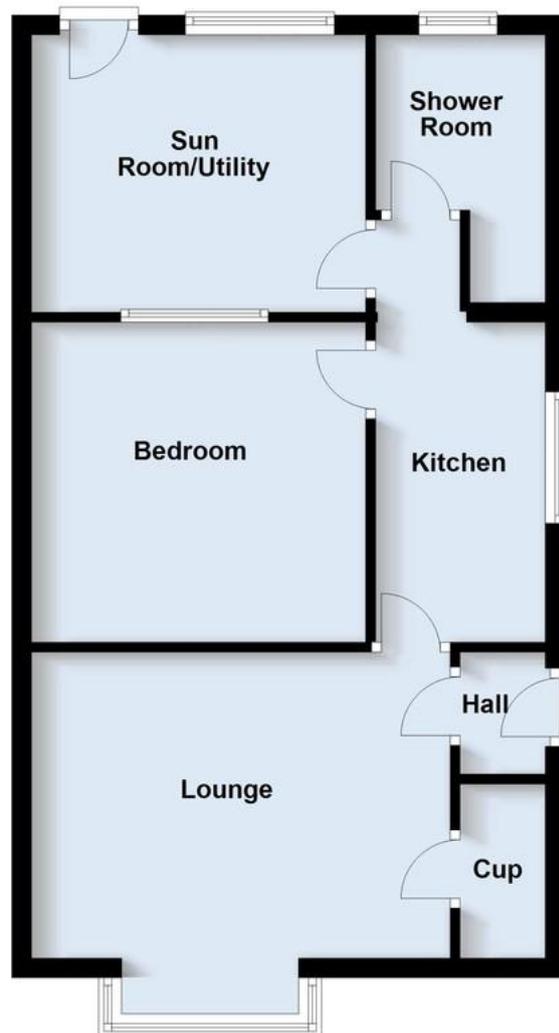
Garden



Front Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 49 sq m

Ground Floor



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