



19 Pinfold Close
Bridlington
YO16 7GH

TO LET

£550 pcm

1 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401

19 Pinfold Close

Bridlington

YO16 7GH

Pinfold Close is located on a relatively new estate located on the North side of Bridlington. It is close to Bridlington's Old Town where you will find a good selection of shops and pubs. Bridlington's beautiful sandy beach and town centre is only a five-minute drive away. The area has a rural, yet established feel.

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.

ENTRANCE

UPVC Door.

LOUNGE/DINER

18' 06" x 10' 00" (5.64m x 3.05m)

Central light fitting. Smoke alarm. Storage cupboard with Range Divell water cylinder. Wall mounted electric panel heater and wall mounted storage heater.

KITCHEN

13' 06" x 7' 06" (4.11m x 2.29m)

Central light fitting. The kitchen offers a good range of wall, base and drawer units with worktop over. Stainless steel sink with mixer tap. Space for washing machine, fridge freezer and cooker.

STAIRS

Leading to:

BEDROOM

11' 01" x 8' 02" (3.38m x 2.49m)

Central light fitting. Wall mounted electric panel heater. Built-in wardrobe with sliding doors. Velux window with roller blind*.

BATHROOM

6' 01" x 5' 00" (1.85m x 1.52m)

Central light fitting. Low level WC and pedestal wash basin. UPVC bath panel with white suite. Shower pole. "Gainsborough" 8.5E electric shower.

OUTSIDE

Gravelled frontage with assortment of plants and borders.

PARKING

Located to the side of the property.

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.

PAYMENTS

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

One month's rent: £550.00

Damage Deposit: £630.00

Total: £1,180.00

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band F.

VIEWING

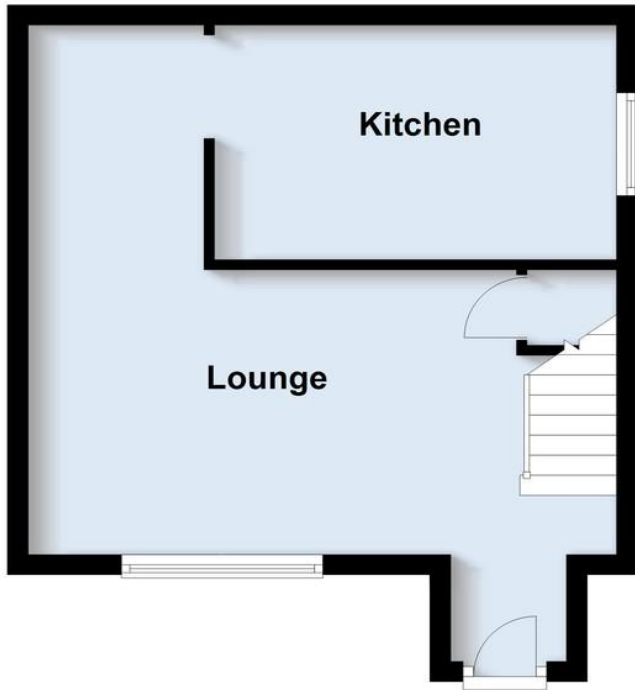
Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk
To apply for this property visit www.ullyotts.co.uk/apply-to-be-a-tenant to fill out our application form.

Once we have received a completed 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 you to arrange a viewing of the property.

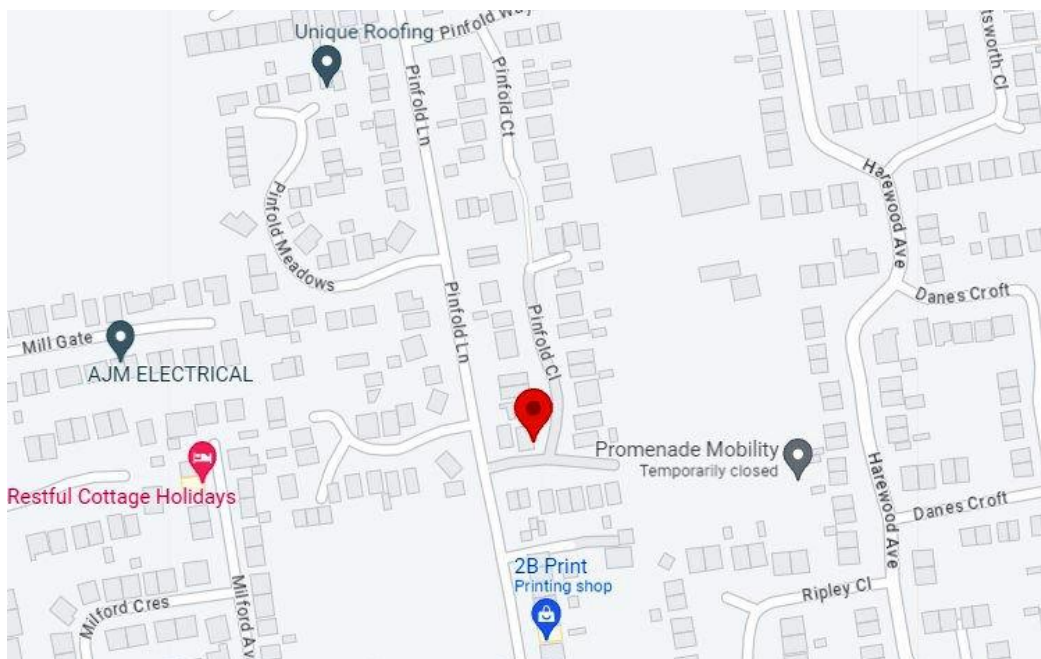
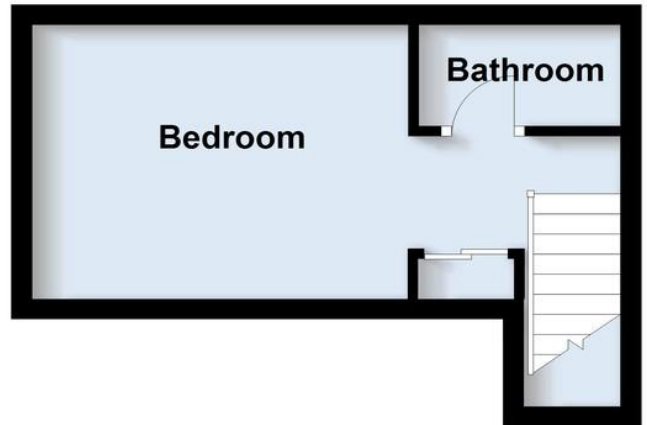
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 38 sq m

Ground Floor



First Floor



■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
lettings@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
lettings@ullyottsbrid.co.uk



Our Services

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