



Flat 2 28 Promenade  
Bridlington  
YO15 2QD

TO LET

**£575 pcm**

2 Bedroom First Floor Flat

■ **Ulllyotts** ■  
EST 1891

01262 401401



Lounge



On Road  
Parking

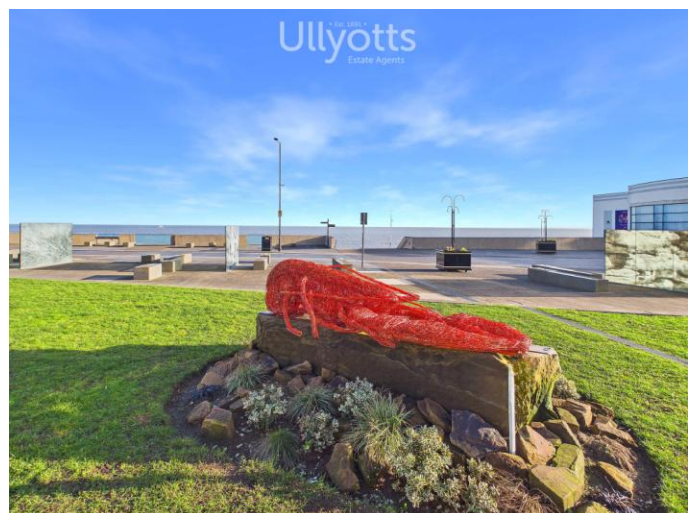


Gas Central Heating

## Flat 2 28 Promenade, Bridlington, YO15 2QD

### ACCOMMODATION

Located within the Town Center of Bridlington is this two bedroom first floor apartment. The apartment is a good size throughout offering large bay windows to both the front and rear aspects. The property also benefits from new floor coverings throughout and newly decorated.





Lounge



Kitchen



Kitchen



Bathroom

## Accommodation

### HALLWAY

2' 11" x 11' 11" (0.91m x 3.64m)

Leading from the communal stairs. Large storage cupboard housing consumer unit. Radiator, carpet, central light and mains smoke alarm.

### KITCHEN

9' 10" x 14' 8" (3.00m x 4.49m)

Range of wall and base units, work top over with stainless sink. Window to rear elevation. Space for washing machine, electric oven and tall standing fridge freezer. Pantry housing gas central heating boiler. The property also benefits with a access leading to the rear from the kitchen. Radiator, central light, vinyl flooring and mains smoke alarm.

### LOUNGE

18' 4" x 14' 4" (5.59m x 4.39m)

Large bay window to the front of the property with curtain rail\*. Feature fire place housing gas fire\*. Central light, carpet, radiator and mains smoke alarm.

### BATHROOM

4' 10" x 9' 9" (1.49m x 2.98m)

White suite comprising of panelled bath with thermostatic shower over and shower curtain\*. Hand basin with pedestal.

Window to side elevation. Storage cupboard housing water meter. Radiator, central light and vinyl flooring.

### W/C

2' 11" x 6' 0" (0.90m x 1.84m)

Low level w/c. Window to rear elevation. Central light and vinyl flooring.

### BEDROOM ONE

17' 3" x 11' 8" (5.28m x 3.58m)

Bay window to rear elevation. Radiator, carpet, central light and mains smoke alarm

### BEDROOM TWO

9' 5" x 12' 3" (2.88m x 3.74m)

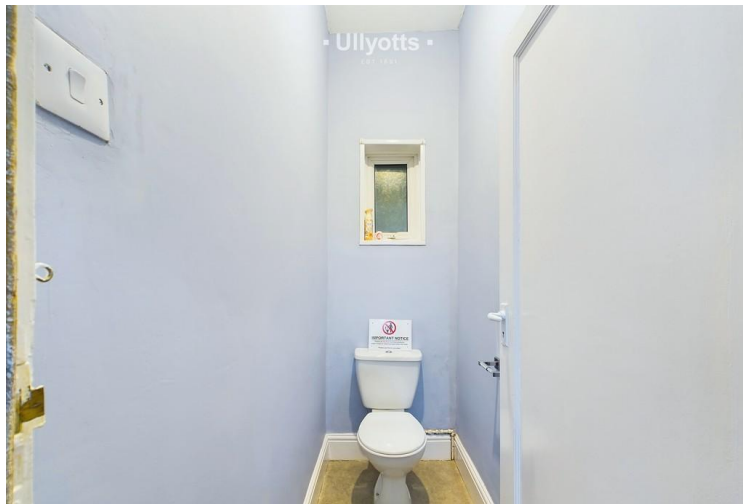
Window to front elevation. Radiator, central light, carpet and mains smoke alarm.

### 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.



W/C



Bedroom One



Bedroom Two



Front

**COUNCIL TAX BAND**

Band A.

**ENERGY PERFORMANCE CERTIFICATE**

Rating D.

**PAYMENTS**

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

One month's rent: £575.00

Damage Deposit: £660.00

Total: £1,435.00

**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.

**FLOOR AREA**

The stated "approximate floor area "has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

**VIEWING**

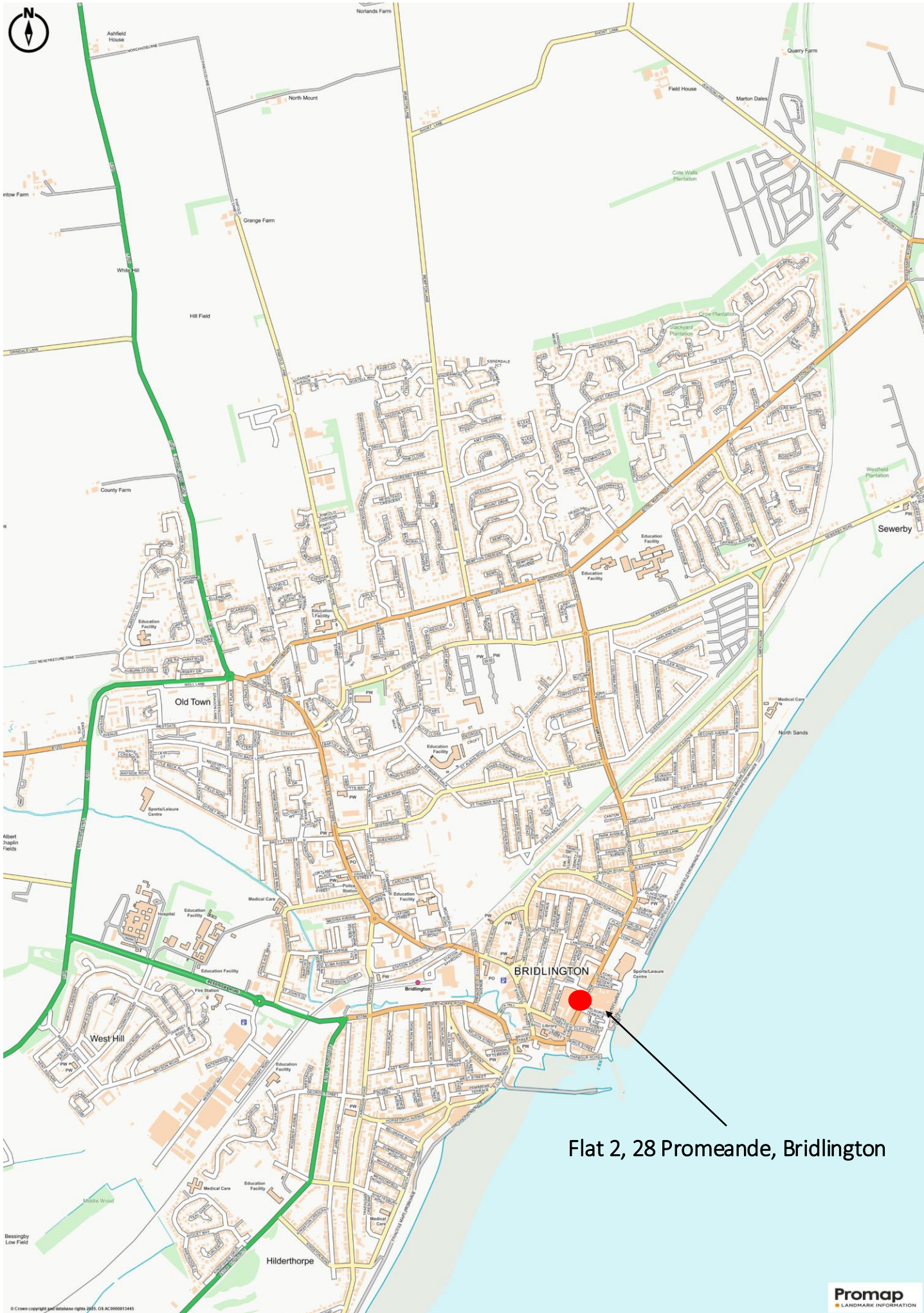
Strictly by appointment with Ulllyotts.

Regulated by RICS



The digitally calculated floor area is 84.9m<sup>3</sup> .  
This area may differ from the floor area on the Energy Performance Certificate.





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# ■ Ulllyotts ■

EST 1891



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