



11A Midway Avenue
Bridlington
YO16 4NU
TO LET
£600 pcm

2 Bedroom Ground Floor Flat

▪ **Ullyotts** ▪

EST 1891

01262 401401



Kitchen



2



1



1



On Road
Parking

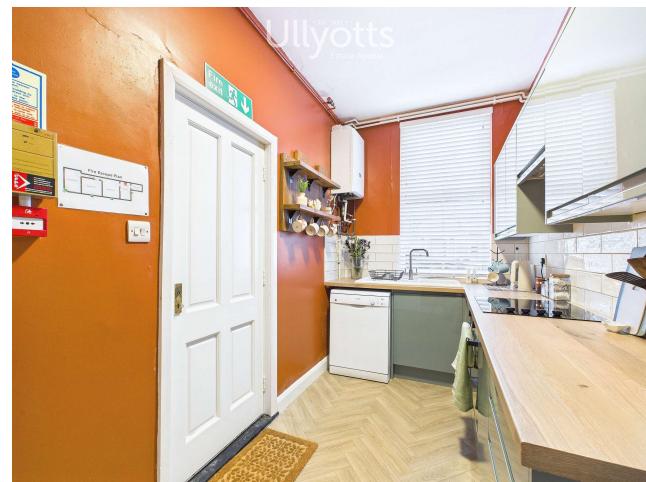


Gas Central Heating

11A Midway Avenue, Bridlington, YO16 4NU

LOCATION

The Harbour and Town Centre areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.



Kitchen



Lounge



Lounge - Furniture Virtually Removed



Lounge



Lounge - Furniture Virtually Removed

Accommodation

A well-presented ground floor flat offering a spacious two-bedroom layout, benefitting from uPVC double glazing, gas central heating and a small private yard area. While the property does not include allocated parking, on-street parking is available within the surrounding area.

ENTRANCE

With uPVC entrance door, opening into:

LOUNGE

17' 6" x 14' 5" (5.33m x 4.39m)

A bright and welcoming lounge benefitting from windows to both the front and side elevations, fitted with venetian blinds*. The room features a central ceiling light, carpet flooring and a radiator.

HALLWAY

3' 3" x 15' 4" (1.00m x 4.68m)

Central ceiling light, carpet flooring and a radiator. Understairs storage cupboard.

BEDROOM ONE

10' 7" x 11' 10" (3.23m x 3.62m)

A well proportioned bedroom featuring a side elevation window fitted with venetian blinds* and a curtain pole*. The room is complete with a central ceiling light, carpet flooring and a radiator.

WALK THROUGH BEDROOM TWO/DINING ROOM

14' 3" x 10' 6" (4.35m x 3.21m)

A versatile second room suitable for use as either a bedroom or dining room, featuring a side elevation window fitted with a venetian blind* and curtain pole*. The room benefits from an attractive fire surround with hearth and space for an electric fire, along with a central ceiling light, carpet flooring and a radiator.



Bedroom Two/ Dining Room



Bedroom Two/ Dining Room - Furniture Virtually Rem



Bedroom Two/ Dining Room



Bedroom Two/ Dining Room - Furniture Virtually Rem

KITCHEN

12' 8" x 6' 4" (3.88m x 1.94m)

A modern and well-presented kitchen benefitting from a side-elevation window fitted with venetian blinds*. The kitchen is fitted with a contemporary range of wall and base units with work surfaces over, incorporating a porcelain one-and-a-half bowl sink with drainer. Integrated appliances include an electric oven with electric hob and extractor hood above. There is space and plumbing for a washing machine, along with space for a tall free-standing fridge freezer. Additional features include a useful storage cupboard, central ceiling light, durable vinyl flooring and a door providing access to the rear private yard.

BATHROOM

4' 5" x 7' 2" (1.36m x 2.19m)

A bright and well-appointed bathroom benefiting from a side elevation window and fully tiled walls throughout. The suite comprises a panelled bath with a glass shower screen and mixer tap with shower attachment, a low-level WC, and a hand basin with mixer tap on a practical storage pedestal. Additional features include a heated towel radiator, extractor fan, central ceiling light and vinyl flooring.

OUTSIDE

To the rear of the property is a private yard with gated access onto Elma Villas. The property further benefits from a small side courtyard, providing additional outdoor space.

PARKING

Un-restricted 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.



Bedroom One



Bedroom One - Furniture Virtually Removed



Bathroom



Court Yard

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: £600.00

Damage Deposit: £690.00

Total: £1,290.00

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

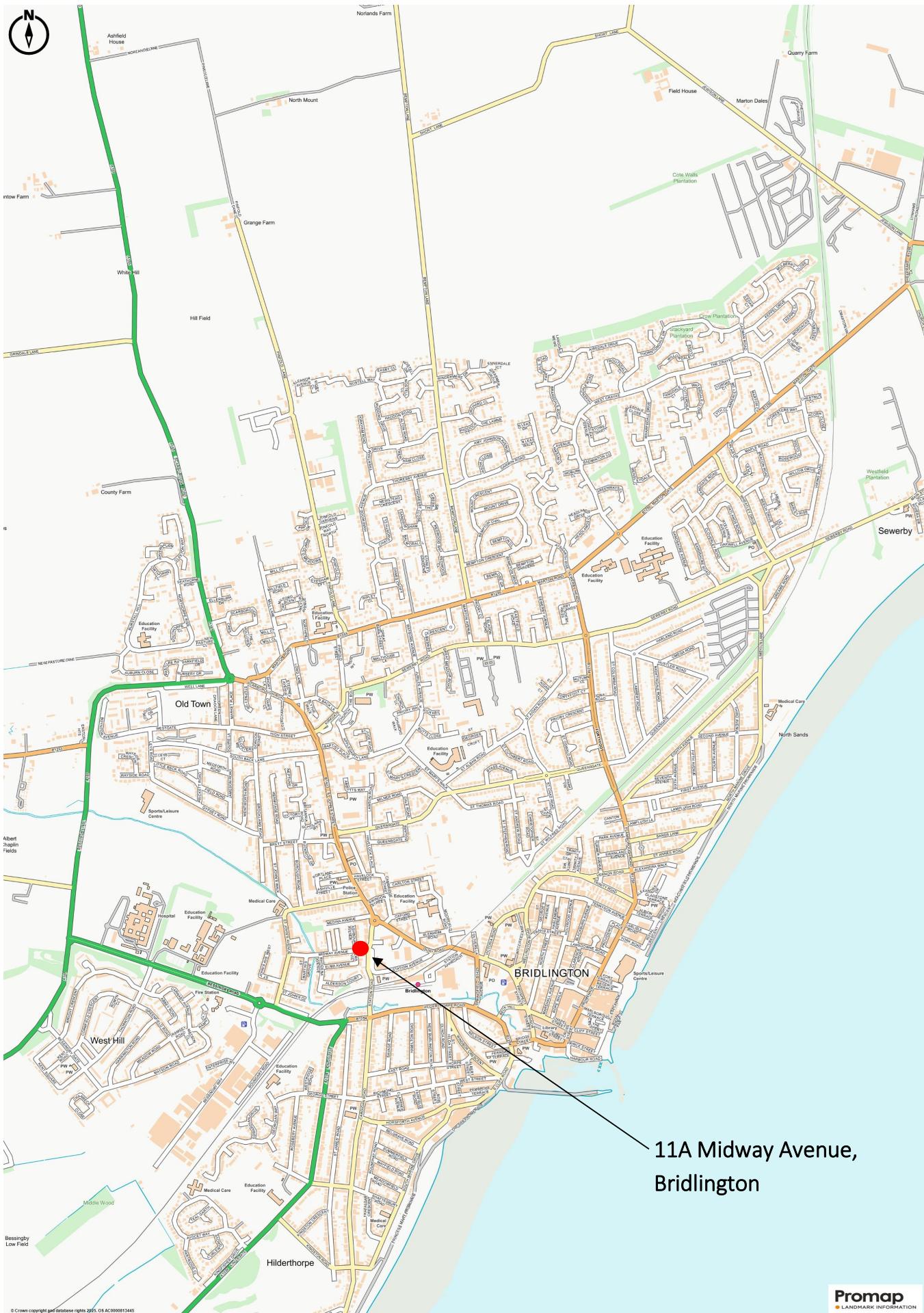
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulyotts.

Regulated by RICS

The digitally calculated floor area is 64m².

This area may differ from the floor area on the Energy Performance Certificate.





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