

▪ Ulllyotts ▪

EST. 1891



6 Beaulieu Court  
Bridlington  
YO16 6GF

TO LET

£900 pcm

3 Bedroom Detached Bungalow

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01262 401401

# 6 Beaulieu Court

## Bridlington

### YO16 6GF

#### ACCOMMODATION

A three bed roomed, detached bungalow which briefly comprises entrance hall, lounge, kitchen, dining room/bed room 3, two further double bed rooms and bathroom. Outside there are easily managed gardens with an open plan forecourt, side driveway leading to a garage. There is parking for several vehicles, an outside tap, outside lighting and access to the rear where the garden is mainly laid to lawn with a patio area and summerhouse.

#### ENTRANCE HALL

8' 8" x 4' 1" (2.66m x 1.27m)

With a composite entrance door, laminate flooring and radiator.

#### KITCHEN

9' 8" x 8' 7" (2.97m x 2.62m)

With a modern range of wall and base units, worktop over, stainless steel sink unit, space for washer and fridge freezer, tiled splashbacks, laminate flooring, window to the side elevation and large storage cupboard housing the gas central heating boiler.

#### DINING ROOM / BEDROOM 3

8' 9" x 6' 8" (2.67m x 2.05m)

With a window to the front elevation, radiator and laminate flooring.

#### LOUNGE

16' 2" x 10' 11" (4.93m x 3.33m)

With a window to the front elevation, TV point, radiator.

#### INNER HALLWAY

With radiator and loft access.

#### BATHROOM

7' 1" x 6' 2" (2.16m x 1.89m)

A white suite comprising panelled bath with thermostatic shower over, low level WC, pedestal wash hand basin, vinyl flooring, tiled splashbacks, window to the side elevation and extractor fan.

#### BEDROOM 1

11' 2" x 9' 8" (3.42m x 2.97m)

With a window to the rear elevation and radiator.

#### BEDROOM 2

9' 9" x 7' 9" (2.99m x 2.38m)

With a window to the rear elevation and radiator.

#### OUTSIDE

The property has an open plan frontage with a side driveway which offers parking for several vehicles which leads to the garage. A side gated access leads to the rear garden which has secure boundaries, is mainly laid to lawn with patio area and summerhouse. There is an outside tap and lighting.

#### GARAGE

A single brick garage with up and over door to the front. Power and light are connected.

#### PAYMENTS

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

One month's rent: £900.00

Damage Deposit: £1,030.00

Total: £1,930.00

#### 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 C.

#### ENERGY PERFORMANCE CERTIFICATE

Rating C.

#### 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 stated EPC floor area, (which may exclude conservatories),  
is approximately 70 sq m

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Approximate total area<sup>(1)</sup>  
56.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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