



29F Marton Road  
Bridlington  
YO16 7AQ

TO LET

£525 pcm

2 Bedroom 2nd Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401

# 29F Marton Road

## Bridlington

### YO16 7AQ

#### ACCOMMODATION

A recently refurbished, well presented second floor apartment with parking, having open plan living area and kitchen, two bedrooms, timber double glazing and gas central heating.

#### COMMUNAL ENTRANCE

With intercom system in place.

#### ENTRANCE HALL

11' 6" x 5' 1" (3.51m x 1.55m)

With smoke detector, laminate flooring, loft access, radiators and doors to:-

#### LOUNGE

14' 7" x 11' 9" (4.44m x 3.58m)

With laminate flooring, window to front elevation and radiator. Opening into:

#### KITCHEN

9' 4" x 7' 6" (2.84m x 2.29m)

With range of modern wall and base units, tiled flooring, splash backs, stainless steel sink with taps, cooker, gas hob, extractor, fridge freezer, ceiling spotlighting and carbon monoxide detector.

#### BEDROOM 1

10' 9" x 9' 4" (3.28m x 2.84m)

With window to rear and radiator.

#### BEDROOM 2

9' 3" x 7' 2" (2.82m x 2.18m)

With window to rear and radiator.

#### BATHROOM

6' 7" x 5' 7" (2.01m x 1.7m)

With white suite, comprising panelled bath with shower over and glass screen, WC, pedestal wash hand basin, laminate flooring, tiled walls and heated towel radiator.

#### PARKING

There is an allocated parking space.

#### OUTSIDE

The gardens are communal.

#### 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.

#### SERVICES

All mains services connected or available.

#### PAYMENTS

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

One month's rent: £575.00

Damage Deposit: £660.00

Total: £1,235

#### COUNCIL TAX BAND

Band B.

#### ENERGY PERFORMANCE CERTIFICATE

Rating C.

#### VIEWING

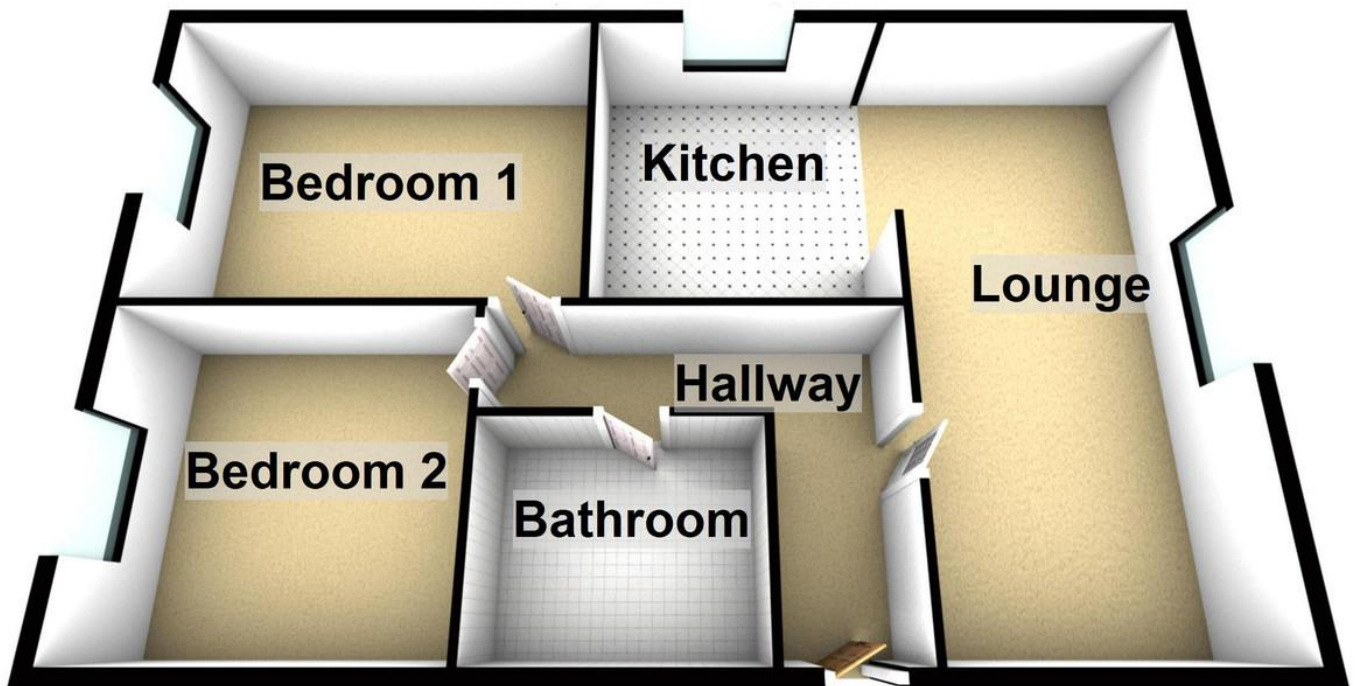
Strictly by appointment (01262) 401401 or [brid@ullyotts.co.uk](mailto:brid@ullyotts.co.uk)  
Regulated by RICS

#### LOCATION

The property lies approximately a quarter of a mile away from the Old Town and its character High Street, Priory Church, Bayle Museum and local shopping facilities. Burlington Primary School and Headlands Comprehensive Schools are close to hand. There are other shopping amenities in Marton Road including a post office, take away, public house and nationally named supermarket facility.

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.

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



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