

6 Bransdale Road
Bridlington
YO16 6GU

TO LET

£900 pcm

2 Bedroom Semi-Detached Bungalow

Ullyotts
EST 1891

01262 401401



Garden

2 | 1 | 1 | Garage, Off Road Parking | Gas Central Heating

6 Bransdale Road, Bridlington, YO16 6GU

LOCATION

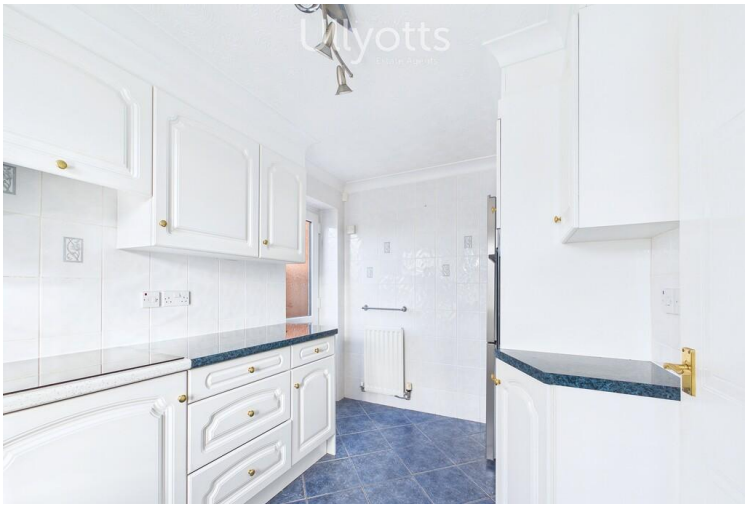
The Crayke and Martongate are on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store.

The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.





Lounge



Kitchen



Bedroom One



Bedroom One

Accommodation

A well proportioned two bedroom semi detached bungalow offering versatile accommodation. The property benefits from a spacious L-shaped lounge, fitted kitchen, two bedrooms, en-suite shower room and separate bathroom. Further features include a useful dressing room with fitted wardrobes, leading through to a conservatory overlooking the garden. Externally, the property boasts a rear garden with patio and lawned areas, a detached garage with electric door, and a secure block paved driveway providing off road parking for two vehicles.

PORCH

3' 8" x 4' 9" (1.13m x 1.47m)
UPVC entrance door leading into a welcoming porch, featuring a side-facing window, central light fitting, carpeted flooring and radiator. Provides a useful space for storing coats and shoes.

LOUNGE

17' 2" x 16' 4" (5.24m x 5.00m)
A spacious L-shaped lounge offering versatile living and dining space, featuring a bay window to the front elevation, fitted with blinds*, curtain pole* and curtains*. The room further benefits from an attractive fireplace surround housing an electric fire, central light fitting, carpeted flooring and two radiators, creating a comfortable and inviting living area.

KITCHEN

12' 6" x 7' 4" (3.82m x 2.24m)
Fitted kitchen comprising a range of wall and base units with work surfaces over, complemented by a front facing window fitted with blinds*. Positioned beneath the window is a stainless steel sink with drainer and mixer tap. Integrated appliances include an eye level electric oven, electric hob and pull out extractor fan above. Further benefits include space for a tall fridge freezer, washing machine and slimline dishwasher. The kitchen is completed with tiled flooring, central light fitting, radiator and a UPVC door providing convenient access to the side driveway.

HALLWAY

3' 2" x 7' 8" (0.98m x 2.34m)
Inner hallway leading from the lounge and providing access to the remaining accommodation. Finished with carpeted flooring, a central light fitting and radiator.

BEDROOM ONE

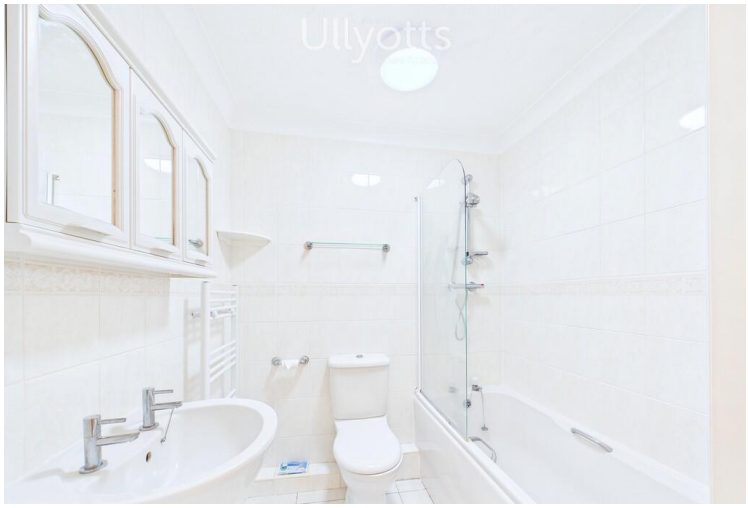
13' 8" x 8' 8" (4.17m x 2.65m)
Well proportioned bedroom featuring a rear facing window fitted with curtain pole* and curtains*. Further benefits include carpeted flooring, central light fitting and radiator. A loft hatch with a pull down ladder provides access to a boarded loft, offering useful additional storage space.



En-Suite



Bedroom Two



Bathroom



Dressing Room

EN-SUITE
6' 4" x 6' 11" (1.94m x 2.13m)
Fitted with a white suite comprising a shower enclosure with sliding doors and thermostatic shower, low-level WC and wash hand basin mounted on a storage pedestal, with a mirror fitted above. The room benefits from tiled walls surrounding the suite, a side facing window providing natural light, additional storage cupboards, heated towel radiator and tiled flooring. Further features include a central light fitting and extractor fan.

BEDROOM TWO
11' 8" x 8' 3" (3.57m x 2.53m)
A well presented bedroom featuring a rear facing window fitted with blinds*, curtain pole* and curtains*. The room benefits from a fitted wardrobe providing convenient storage, along with carpeted flooring, a central light fitting and radiator.

BATHROOM
5' 6" x 6' 2" (1.69m x 1.89m)
A fully tiled bathroom fitted with a white suite comprising a panelled bath with thermostatic shower over and glass shower screen, wash hand basin mounted on a pedestal with mirrored cabinet above, and low-level WC. Further benefits include tiled flooring, heated towel radiator, central light fitting and extractor fan.

DESSING ROOM
8' 2" x 4' 7" (2.49m x 1.40m)
Fitted wardrobes providing ample storage, complemented by carpeted flooring and a central light fitting. A UPVC door fitted with a blind* provides direct access into the conservatory.

CONSERVATORY
9' 1" x 9' 8" (2.78m x 2.97m)
A bright and versatile conservatory featuring windows to multiple elevations, fitted with blinds*, allowing for plenty of natural light. The room benefits from carpeted flooring, a radiator and a skylight to the ceiling, further enhancing the light and airy feel. A door provides direct access to the garden.

OUTSIDE
Accessed via the conservatory, the rear garden features a patio area leading to the garage, side personnel door and wooden shed*. The garden is predominantly laid to lawn, with a rear border containing a variety of mature shrubs and bushes.

To the side of the property, a block-paved driveway provides off-road parking for two vehicles and is secured by metal gates. To the front, a raised garden features mature shrubs and bushes, complemented by an area of artificial turf.



Conservatory



Conservatory



Garden



Garage

GARAGE
Garage fitted with an electric up-and-over door, power points and lighting, providing convenient vehicle storage or additional space for general storage.

HEATING
Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING
UPVC double glazing throughout.

COUNCIL TAX BAND
Band C.

ENERGY PERFORMANCE CERTIFICATE
Rating C.

PAYMENTS
Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £1035.00

Monthly rent: £900.00

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.

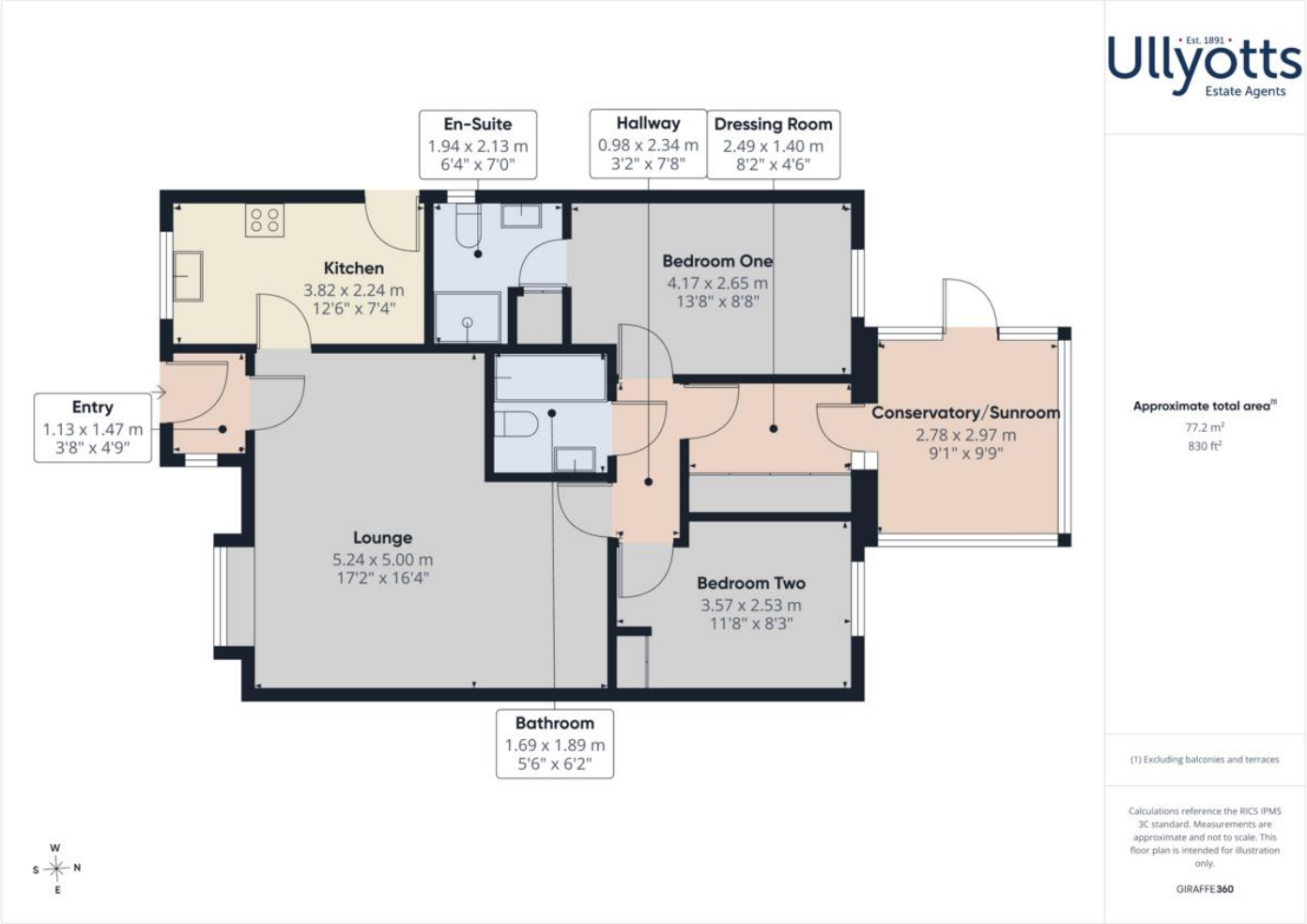
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

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 Ullyotts. Regulated by RICS

The digitally calculated floor area is 77 sq m (831 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.




6 Bransdale Road, Bridlington
Old Town
BRIDLINGTON
West Hill
Hilderthorpe
Sewerby
North Sands
Bridlington
Ashfield House
Norlands Farm
North Mount
Grange Farm
White Hill
Hill Field
County Farm
Field House
Quarry Farm
Marton Dales
Cote Walls Plantation
Crow Plantation
Stackyard Plantation
Westfield Plantation
Middle Wood
Bessingby Low Field
Albert Chaplin Fields
Sports/Leisure Centre
Police Station
Fire Station
Medical Care
Education Facility
Promap
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EST 1891





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