



Flat 4 1C Springfield Avenue
Bridlington

YO15 3AA

TO LET

£415 pcm

1 Bedroom Second Floor Apartment

Flat 4, 1C Springfield Avenue

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ACCOMMODATION

This is an excellent opportunity to acquire a well positioned second floor flat in the heart of the town centre. The accommodation briefly comprises a lounge, kitchen, bathroom, and bedroom, offering a well-balanced and functional layout. Perfectly suited to a single occupant or a couple, the property provides convenient access to local amenities, shops, and transport links, making it an attractive and practical choice for modern town centre living.

GROUND FLOOR ENTRANCE

At Springfield Avenue side, with letter box racks and meters.

STAIRS LEADING TO SECOND FLOOR LANDING

HALLWAY

10' 0" x 3' 6" (3.06m x 1.09m)

The entrance hallway features a central ceiling light fitting, carpeted flooring, and a radiator.

LOUNGE

11' 5" x 12' 9" (3.48m x 3.90m)

A window to the front elevation allows for natural light and is fitted with net curtains*, a curtain pole*, and curtains*. The room further benefits from a central ceiling light fitting, carpeted flooring, an intercom telephone system, and a radiator.

KITCHEN

9' 11" x 8' 8" (3.03m x 2.66m)

The kitchen is fitted with a range of wall and base units with worktops over, incorporating a stainless steel sink with drainer and taps. There is space for a washing machine, an undercounter fridge freezer, and an electric cooker. A window to the side elevation provides natural light, while additional features include a central ceiling light fitting, vinyl flooring, and a radiator.

BEDROOM

13' 3" x 11' 5" (4.04m x 3.48m)

A window to the side elevation provides natural light and is fitted with net curtains*, a curtain pole*, and curtains. There is also a cupboard housing the central heating boiler. Additional features include a central ceiling light fitting, carpeted flooring, and a radiator.

BATHROOM

4' 10" x 8' 5" (1.49m x 2.59m)

The bathroom is fitted with a white suite comprising a panelled bath with mixer tap and handheld shower attachment, along with a shower curtain. There is a pedestal wash hand basin with a mirror above*, and a low level WC. Additional features include a central ceiling light fitting, vinyl flooring, and a radiator.

OUTSIDE

Shared communal bin and storage area, which is accessible from the main front entrance down the side passage, from Springfield Avenue.

PARKING 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.

ENERGY PERFORMANCE CERTIFICATE Band E.

PAYMENTS

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

One month's rent: £410.00

Damage Deposit: £475.00

Total: £885.00

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.

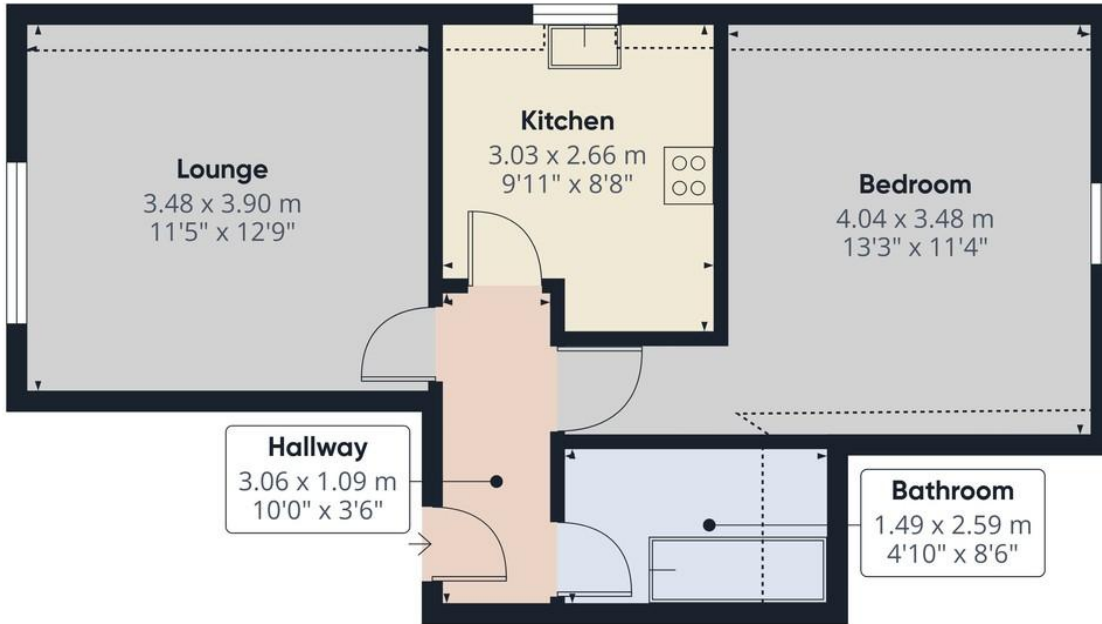
* items marked are for the use of the tenant if required.

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 44 sq m (469 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾

43.6 m²

471 ft²

Reduced headroom

3.7 m²

40 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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