



17 Pinfold Close
Bridlington
YO16 7GH

TO LET

£500 pcm

1 Bedroom Quarter House

■ Ulllyotts ■
EST 1891

01262 401401

17 Pinfold Close

Bridlington

YO16 7GH

Pinfold Close is located on a relatively new estate located on the North side of Bridlington. It is close to Bridlington's Old Town where you will find a good selection of shops and pubs. Bridlington's beautiful sandy beach and town centre is only a five minute drive away. The area has a rural, yet established feel.

BRIDLINGTON

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.

ENTRANCE

UPVC Door.

LOUNGE/DINER

Wall mounted light fitting. Smoke alarm. Storage cupboard with water cylinder. Two wall mounted storage heaters. Blinds* with chrome curtain pole and curtains*. Carpet.

KITCHEN

Central strip light fitting. The kitchen offers a good range of wall, base and drawer units with worktop over. Stainless steel sink with taps. Space for washing machine, fridge freezer and cooker. Blinds* and curtains pole fitted with curtains*

STAIRS

Leading to:

BEDROOM

Central light fitting. Wall mounted storage heater. Built-in wardrobe with sliding doors. Velux window with blind.

BATHROOM

Central light fitting. Low level WC and pedestal wash basin. UPVC bath panel with white suite. Shower pole. Electric shower. Vinyl flooring

OUTSIDE

Grassed frontage with bushes and shrubs to the border

PARKING

Located to the side of the property.

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.

PAYMENTS

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

One month's rent: £500.00

Damage Deposit: £500.00

Total: £1000.00

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

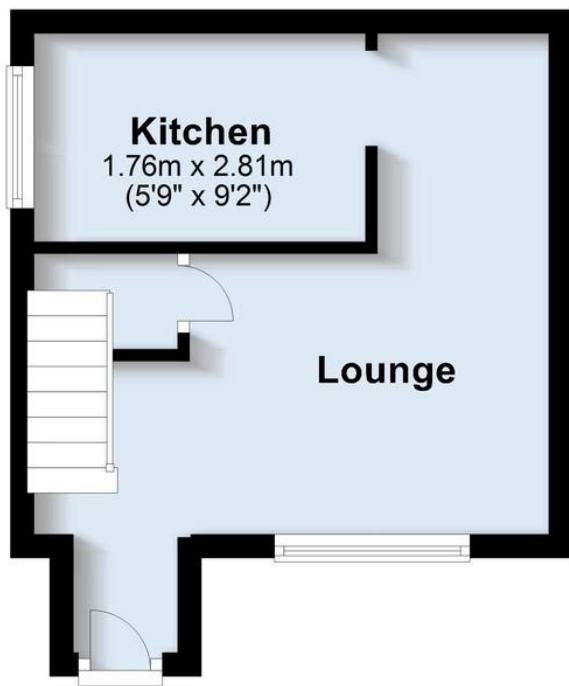
VIEWING

Strictly by appointment with Ulllyotts.

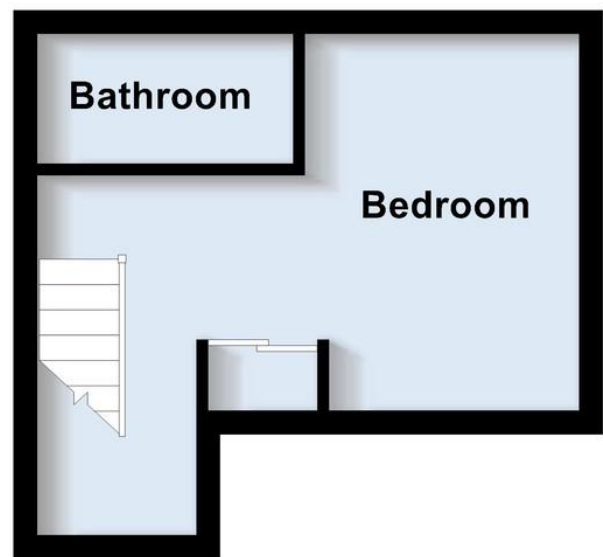
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 38 sq m

Ground Floor



First Floor



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