



Flat 2 5 Vernon Road
Bridlington
YO15 2HQ

TO LET

£550 pcm

2 Bedroom First Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401

Flat 2, 5 Vernon Road

Bridlington

YO15 2HQ

LOCATION

The flat is handily located just off Flamborough Road, within easy walking distance of local shops, amenities and the north side seafront. The town centre is less than a third of a mile away to the south.

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.

ACCOMMODATION

A first floor flat offering generous accommodation, having lounge, kitchen, two double bedrooms and bathroom.

On street parking is available under the residents permit scheme through East Riding of Yorkshire Council.

COMMUNAL ENTRANCE

There is a communal entrance door into a lobby, stairs to first floor:-

ENTRANCE HALL

With storage cupboard with shelving and doors to:-

LOUNGE

16' 10" x 11' 4" (5.13m x 3.45m)

With large bay window to front elevation, electric fire in situ with wooden surround and wall lighting.

KITCHEN

15' 11" x 7' 5" (4.85m x 2.26m)

Recently fitted cream coloured kitchen with range of wall, base and drawer units, stainless steel sink with mixer tap, work surface over, electric oven, gas hob and extractor, tiled splash backs, radiator and window to the front elevation. Smoke and carbon monoxide alarms fitted.

BEDROOM 1

12' 9" x 9' 3" (3.89m x 2.82m)

With radiator, wall mounted gas central heating boiler and window to the rear elevation.

BEDROOM 2

11' 0" x 10' 0" (3.35m x 3.05m)

With radiator and window to rear elevation.

BATHROOM

6' 9" x 6' 8" (2.06m x 2.03m)

With a white suite comprising pedestal wash hand basin, WC and panelled bath with shower over. Window to side elevation, vinyl flooring and radiator.

OUTSIDE

There is no outside area at this property. On street parking is available under the residents permit scheme through East Riding of Yorkshire Council.

SERVICES

All mains services connected or available. The tenant is responsible for all costs in regard to the provision of 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. Smoke and carbon monoxide alarms should be checked at regular intervals by the tenant and reported if not working correctly.

PAYMENTS

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

One month's rent: £550.00

Damage Deposit: £634.61

Total: £1,184.61

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

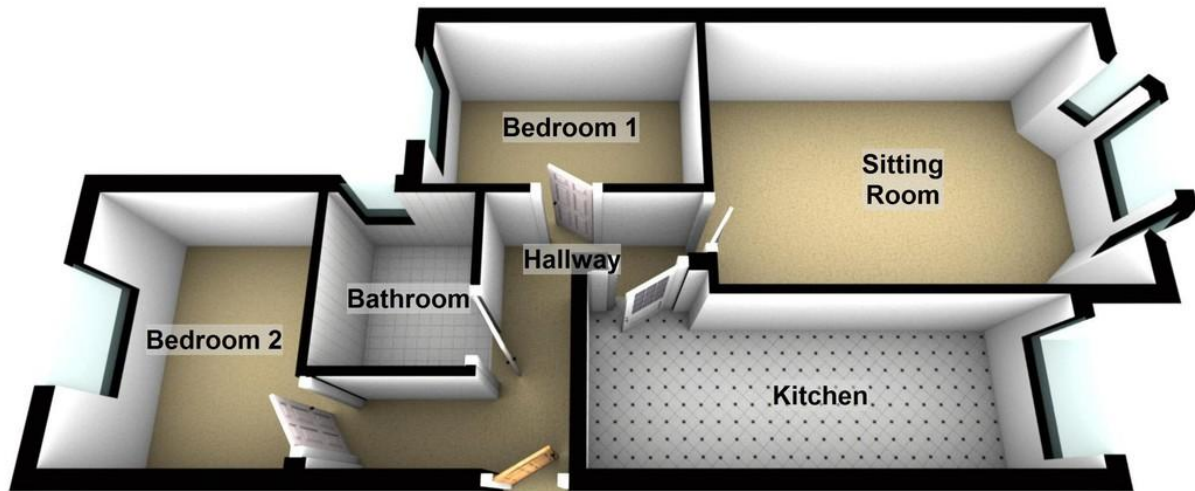
Rating C.

VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 59 sq m



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