



Flat 5

1C Springfield Avenue
Bridlington, YO15 3AA

TO LET

£375 pcm

1 Bedroom Second Floor Apartment

■ Ulllyotts ■

EST 1891

01262 401401

Flat 5

1C Springfield Avenue

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LOCATION

The property is located on the corner of Springfield Avenue and Quay Road by the main Post Office and therefore handy for all the local town centre amenities, shops, harbour, buses etc.

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

An opportunity to acquire a town centre flat of smaller size, but available on a long term rental at a low figure. The property has gas central heating and is ideally suited to a single person or possibly a couple.

Rental is available for an initial six month short hold assured tenancy period and continuing thereafter subject to satisfactory conduct of the initial six months.

GROUND FLOOR ENTRANCE

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

STAIRS TO 2ND FLOOR LANDING AREA

PRIVATE HALL

With radiator.

SITTING ROOM

12' 0" x 11' 9" (3.66m x 3.58m)

With radiator.

KITCHEN

8' 3" x 6' 3" (2.51m x 1.91m)

With a good range of fitted worktops, base and drawer units, wall cupboards, tiled surrounds, stainless steel sink unit, radiator, central heating boiler and plumbing for auto washer.

BEDROOM

12' 9" x 8' 3" (3.89m x 2.51m)

With radiator.

BATHROOM

8' 3" x 6' 0" (2.51m x 1.83m)

With panel bath, low flush WC unit, pedestal wash basin, radiator, velux window and tiled surrounds.

OUTSIDE

Shared communal bin and storage area, space to hang clothes out at the rear enclosed yard, which is accessible from the main front entrance down the side passage, from Springfield Avenue.

PAYMENTS

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

One month's rent: £375.00

Damage Deposit: £375.00

Total: £750.00

SERVICES

All mains services are connected.

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.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

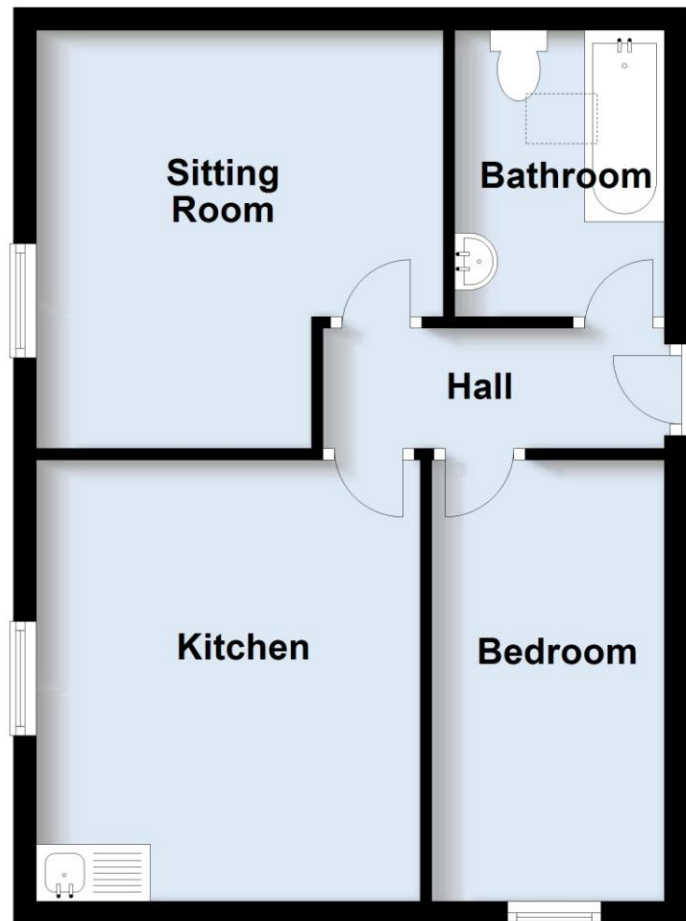
Rating C.

VIEWINGS

Strictly by appointment (01262) 401401

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 32 square metres



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