



6 Greenways Walk
Bridlington

YO16 6XN

TO LET

£600 pcm

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01262 401401

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LOCATION

This is a delightful mid terraced house, which lies in the heart of a well established and regarded area on the north side of Bridlington. Greenways Walk is a quiet cul-de-sac location which is set just off West Crayke. The property is close to all amenities including a nationally named supermarket being within walking distance. Local schools that serve the area are Martongate Primary and Headlands Comprehensive.

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 super, two bed, mid terraced house offering a good-sized layout comprising entrance hall, lounge, recently re-fitted kitchen, two double bedrooms and recently re-fitted shower room.

The property benefits from gas central heating, uPVC double glazing, parking area and patio garden.

ENTRANCE HALL 3' 10" x 3' 10" (1.17m x 1.17m)

With uPVC entrance door and door to lounge.

LOUNGE 19' 2" x 11' 8" (5.84m x 3.56m)

With a window to the front elevation, dado rail, radiator, stairs to first floor, under stairs cupboard and a wall mounted electric fire. Door to kitchen.

KITCHEN 11' 8" x 7' 8" (3.56m x 2.34m)

With a recently re-fitted modern range of wall, base and drawer units, worktop over, extractor, splashback, stainless steel sink unit, space for washing machine, cooker and fridge freezer. Radiator, laminate flooring, wall mounted gas central heating boiler, window to the rear elevation and rear entrance door.

FIRST FLOOR LANDING

With loft access and doors to:

BEDROOM 1 11' 8" x 8' 11" (3.56m x 2.72m)

With a window to the front elevation and radiator.

BEDROOM 2 11' 8" x 11' 4" (3.56m x 3.45m)

With a window to the rear elevation and radiator.

SHOWER ROOM 6' 3" x 5' 7" (1.91m x 1.7m)

A recently re-fitted modern white suite comprising vanity unit with wash hand basin and storage under, low level WC and double shower cubicle with thermostatic shower over. Wet walling, laminate flooring, heated towel ladder and extractor fan.

OUTSIDE

There is an allocated parking area for Greenways Walk. To the front of the property there is a pathway and an open plan lawn frontage which overlooks the large green area. A rear gated access leads to the rear patio area which is very private and has secure fenced boundaries.

PAYMENTS

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

One month's rent: £600.00

Damage Deposit: £600.00

Total: £1200.00

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Rating C.

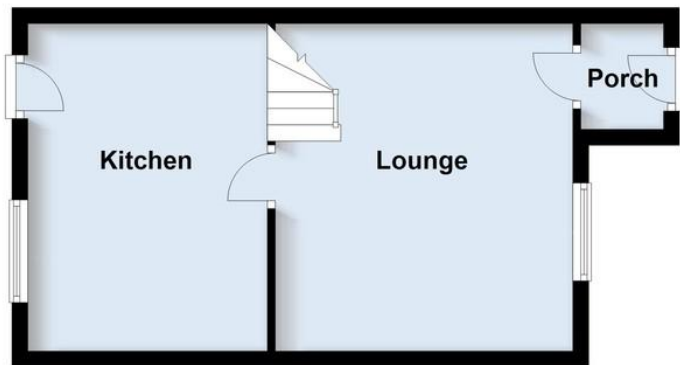
VIEWING

Strictly by appointment with Ulllyotts.

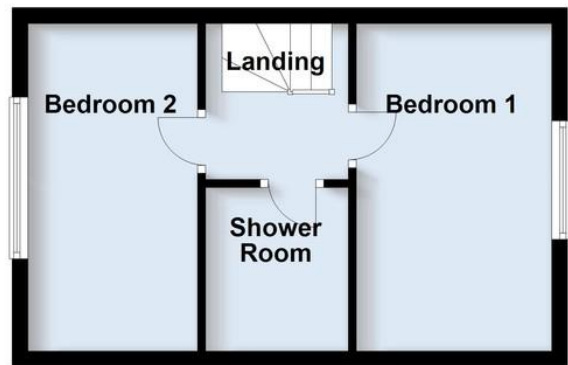
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 44 sq m

Ground Floor



First Floor



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
lettings@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
lettings@ullyottsbrid.co.uk



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