



Flat 2 1 Sands Lane
Bridlington
YO15 2JG

TO LET

£580 pcm

2 Bedroom Upper Ground Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401

Flat 2, 1 Sands Lane

Bridlington

YO15 2JG

LOCATION

Sands Lane runs directly between Flamborough Road and the north side seafront, North Marine Drive, with local shops within immediate walking distance including a nationally named supermarket, convenience store, takeaways and hairdressers. The town centre is a short walk to the south. Local buses are routed past Flamborough Road to the surrounding areas.

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 upper ground floor apartment, which is part of an established Victorian semi-detached house, which is now split into five residential letting units.

This particular apartment has been newly renovated throughout and offers two bedrooms, a brand new kitchen and shower room, gas central heating and uPVC double glazing. Parking is available for this apartment at the front of the property.

The apartment is available on an assured shorthold tenancy, with continuation thereafter subject to satisfactory conduct of the initial period.

COMMUNAL ENTRANCE

With tele entry system and stairs to other levels.

ENTRANCE TO:

HALLWAY

8' 5" x 6' 4" (2.57m x 1.93m)

LOUNGE

18' 0" x 15' 10" (5.49m x 4.83m)

With bay window to front elevation with a side sea view, radiator and opening into kitchen.

KITCHEN

10' 4" x 4' 5" (3.15m x 1.35m)

With a newly fitted modern range of wall, base and drawer units, extractor fan, electric oven, gas hob, stainless steel sink unit with mixer tap, worktop over, upstands and vinyl flooring.

BEDROOM 1

11' 7" x 9' 0" (3.53m x 2.74m)

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

BEDROOM 2

15' 9" x 6' 5" narrowing to 3'1" (4.8m x 1.96m)

With radiator and windows to rear and side elevation.

SHOWER ROOM

9' 1" x 4' 4" (2.77m x 1.32m)

Newly fitted with a modern shower cubicle with glass screen, thermostatic shower over, pedestal wash hand basin, low level WC, window to rear elevation and vinyl flooring.

OUTSIDE

Parking is available for this apartment at the front of the property.

SERVICES

All mains services connected.

PAYMENTS

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

One month's rent: £580.00

Damage Deposit: £580.00

Total: £1,160.00

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.

COUNCIL TAX BAND

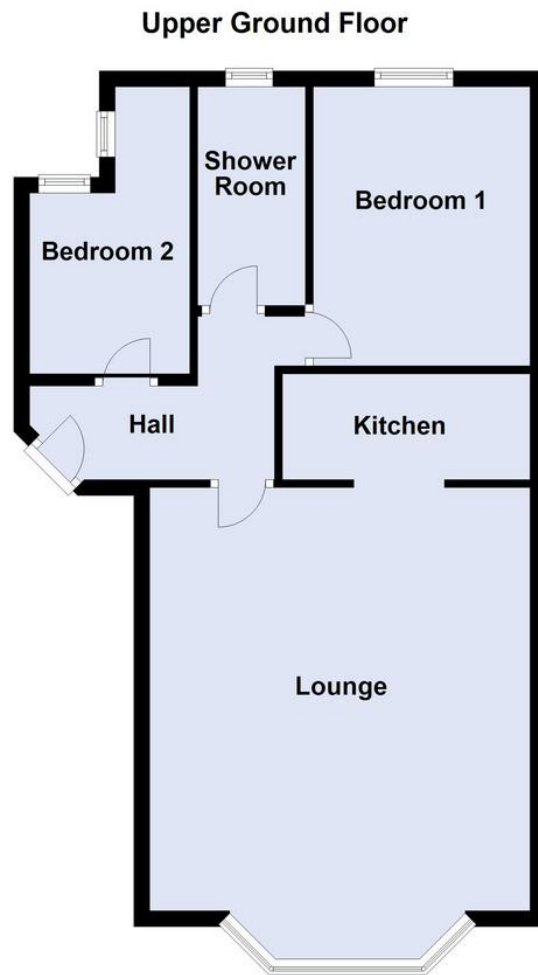
Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

VIEWING

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



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