



Flat 1 88 High Street  
Bridlington  
YO16 4QA

TO LET

£550 pcm

2 Bedroom First Floor Apartment

# Flat 1, 88 High Street

## Bridlington

### YO16 4QA

#### ACCOMMODATION

A first floor flat offering a two double bedroomed layout with gas central heating and part double glazing. The property is ideally suited to a working executive, semi-retired or small family, seeking a property within the heart of the Old Town and its amenities. There is free parking available in a Council car park at the rear of the property.

#### ENTRANCE

Front entrance door to first floor, opening into:

#### DINING HALLWAY

15' 3" x 13' 7" (4.65m x 4.14m)

With radiator, thermostat, storage cupboard, mains smoke alarm fitted and doors to:

#### KITCHEN

12' 2" x 9' 4" (3.71m x 2.84m)

With wall and base units, radiator, newly fitted wall mounted gas central heating boiler, space for appliances, tiled splash backs, work surface and window to the rear. Carbon monoxide alarm fitted.

#### LOUNGE

12' 4" x 11' 8" (3.76m x 3.56m)

With large window to front elevation, wall mounted gas fire, radiator, stripped flooring and alcove shelving. Carbon monoxide alarm fitted and mains smoke alarm.

#### BEDROOM 1

13' 4" x 12' 4" (4.06m x 3.76m)

With window to front elevation and radiator.

#### BEDROOM 2

15' 7" x 8' 2" (4.75m x 2.49m)

With window to rear elevation and radiator.

#### BATHROOM

8' 11" x 6' 11" (2.72m x 2.11m)

With white suite comprising pedestal wash hand basin, WC and panelled bath with part tiled walls.

#### OUTSIDE

With communal garden to the rear and parking is permitted in the car park behind the property.

#### SERVICES

All mains services connected or available. The tenant is responsible for all costs in regard to the provision of telephone and television connections. PLEASE NOTE - The electricity meter for this flat feeds the lighting for the hall and stairways. The ingoing tenant will undertake to maintain the electricity supply for the safety and lighting of the staircases. A reduced rental figure is in place in view of this.

#### 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 D.

#### NOTE

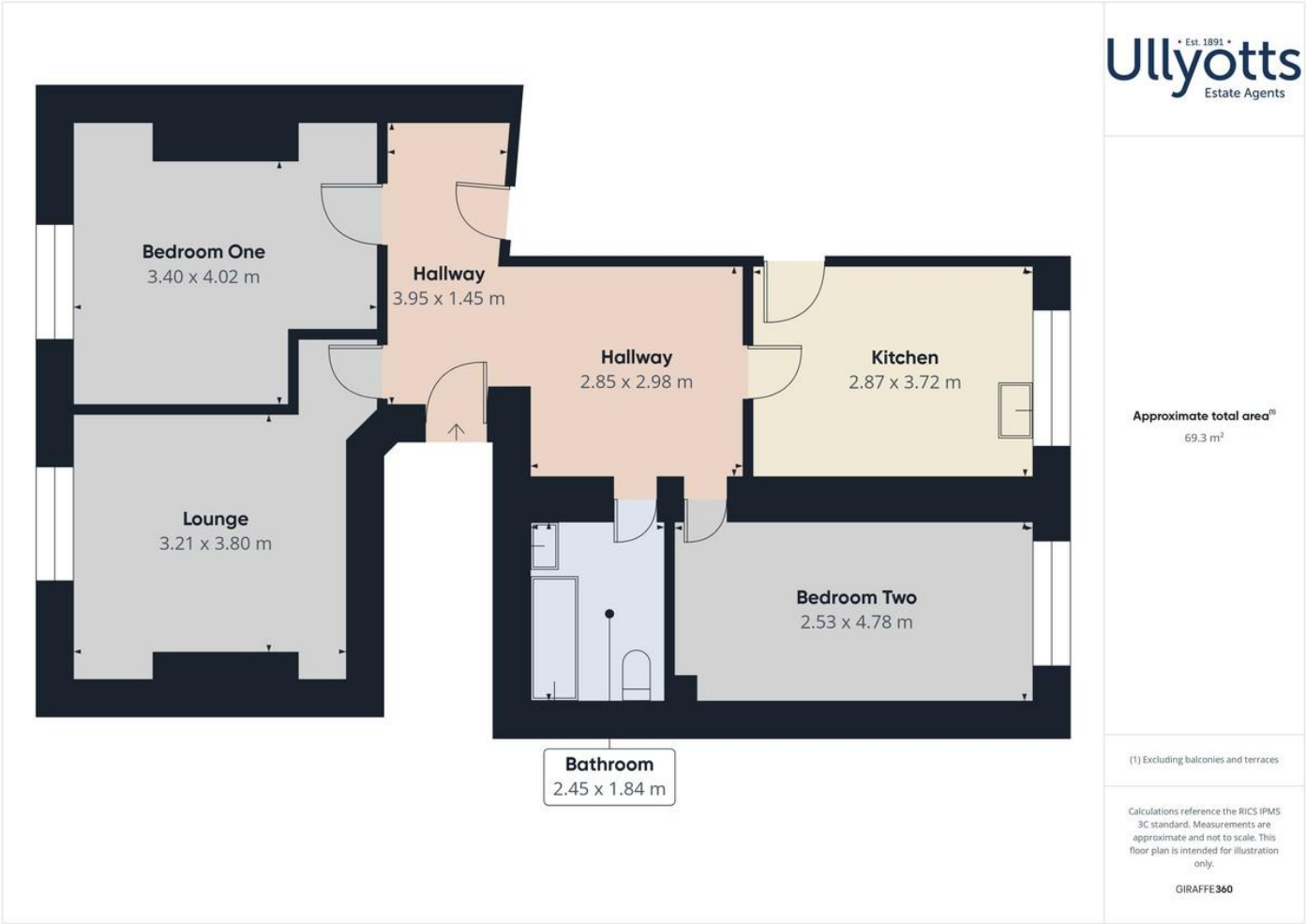
Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 102 m<sup>2</sup>





# ■ Ulllyotts ■

EST 1891



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 RICS

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