



40 Thoresby Close
Bridlington
YO16 7EN

TO LET

£750 pcm

2 Bedroom Semi-detached bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401

40 Thoresby Close

Bridlington, YO16 7EN

LOCATION

The bungalow is located just off Bempton Lane, where Thoresby Close runs off Thoresby Avenue. There are local buses routed through the locality, a local convenience store and the town centre lies about a mile away to the south, supported by a good cross section of national and local shopping names. There is a local takeaway, Post Office, pharmacy and supermarket on Marton Road/Martongate.

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 good opportunity to rent a semi-detached bungalow, offering a two bedroomed layout, gas central heating and uPVC double glazing.

ENTRANCE VESTIBULE

In uPVC, with radiator and inner door to:

HALLWAY

Built in cloaks cupboard, central heating boiler and glazed panel door. Smoke alarm fitted.

SITTING ROOM

17' 3" x 10' 0" (5.26m x 3.05m)

With radiator and timber fire surround, fitted electric fire.

KITCHEN

7' 9" x 7' 6" (2.36m x 2.29m)

With roll edge worktops, base and drawer units, wall cupboards and stainless steel sink unit. Tiled surround, gas cooker point, plumbing for auto washer and space for a tall fridge freezer. Smoke and carbon monoxide alarm fitted.

INNER LOBBY

With built in storage cupboard.

BEDROOM 1

10' 0" x 8' 6" (3.05m x 2.59m)

With radiator and arch through into:

BEDROOM 2

With radiator and French doors leading to garden

BATHROOM

With full tiled surrounds and panel bath, over bath mains fed shower unit and low flush close coupled WC. Pedestal wash basin and cabinet.

OUTSIDE

Open plan lawn to frontage, side drive and car standing area. Concrete sectional garage. West facing rear garden with timber lap fence surround, lawned area and set beds and borders. The gardens are to be kept in good order by the tenant.

PAYMENTS

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

One month's rent: £750.00

Damage Deposit: £865.38

Total: £1,615.38

SERVICES

All mains services connected or available.

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

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

ENERGY PERFORMANCE CERTIFICATE

Rating D.

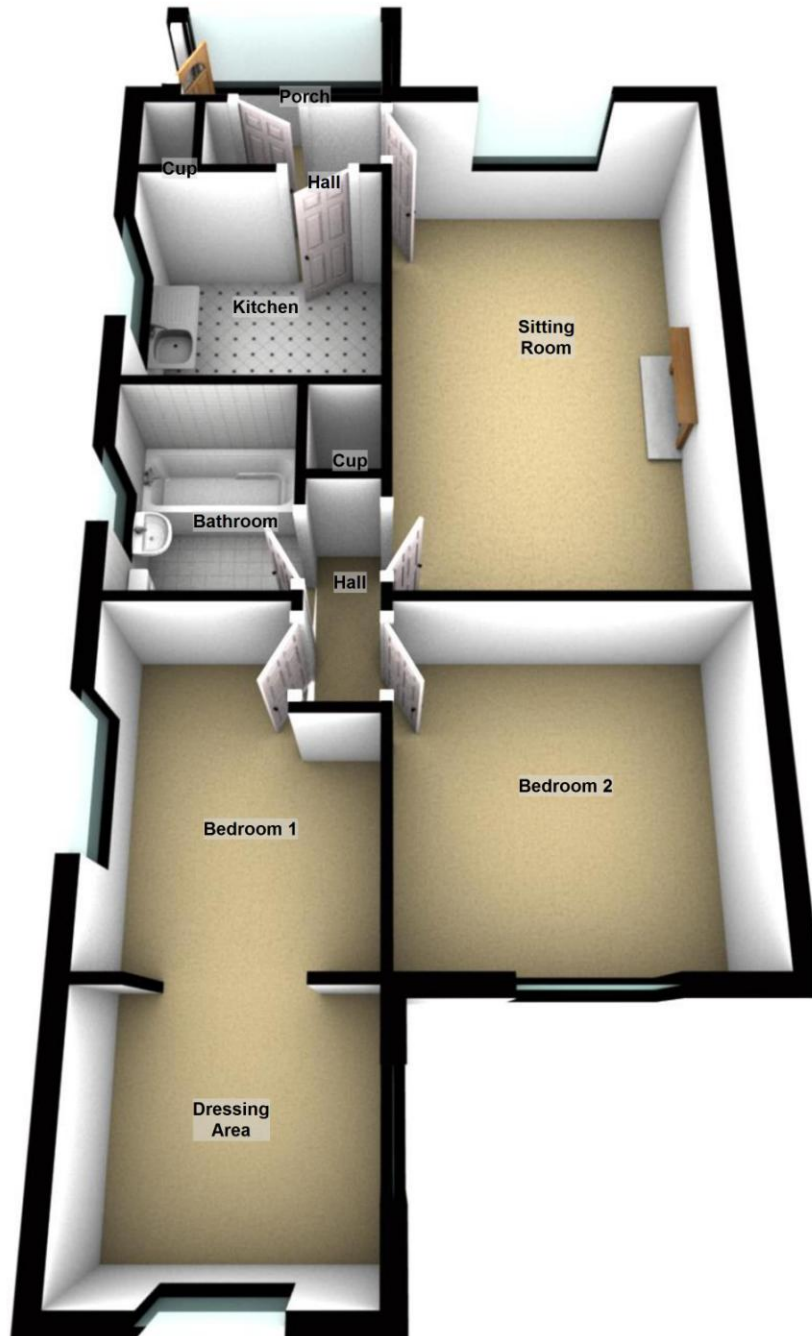
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 55 sq m

Ground Floor



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Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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