



Ulliyotts

EST 1891

26 St Andrew Road
Bridlington
YO16 4DL

TO LET

£790 pcm

3 Bedroom Semi-Detached House

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01262 401401

26 St Andrew Road

Bridlington, YO16 4DL

LOCATION

This is a substantial, semi-detached house with two reception rooms, three bedrooms, gardens to front and rear and parking. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, landing, three bedrooms and family bathroom.

Wooden door with stained glass leading to:

ENTRANCE HALL

16' 0" x 6' 0" (4.88m x 1.83m)

With vinyl flooring, pendant light, smoke alarm, under stairs storage cupboard. Radiator. Stairs to first floor.

LOUNGE

16' 2" x 12' 0" (4.93m x 3.66m)

With a large bay window to the front elevation, feature fire place with gas fire (capped) and pendant light. Carpet. Radiator.

Double doors leading to:

DINING ROOM

15' 9" x 12' 4" (4.8m x 3.76m)

With laminate flooring, feature fire place with gas fire (capped), radiator with mirror above. Carpet. Pendant light and CO alarm. French doors to rear garden.

KITCHEN

19' 0" x 5' 11" (5.79m x 1.8m)

With two windows to the side elevation and a range of wall and base units with sink and mixer tap. Half bowl stainless steel sink unit with tiled splashbacks. Extractor hob and integrated electric oven. Space for an automatic washing machine and tall standing fridge/freezer. Two strip lights. Vinyl flooring. Radiator. Cupboard housing the central heating boiler. CO Alarm. Door leading to the garden.

FIRST FLOOR LANDING

With carpet and window to the side elevation. Pendant light. Smoke Alarm.

BEDROOM 1

16' 3" x 12' 1" (4.95m x 3.68m)

With bay window to the front elevation. Pendant light. Carpet. Radiator.

BEDROOM 2

12' 0" x 11' 10" (3.66m x 3.61m)

With window to the rear elevation. Pendant light. Carpet. Radiator.

BEDROOM 3

8' 0" x 6' 9" (2.44m x 2.06m)

With window to the front elevation. Pendant light. Carpet. Radiator.

BATHROOM

9' 2" x 6' 3" (2.79m x 1.91m)

With windows to the rear and side elevations. Comprising panelled bath with shower enclosure and electric shower. Pedestal low level WC and wash hand basin. Vinyl flooring. Extractor fan and flush ceiling light. Mirrored cabinet.

OUTSIDE

There is a large driveway enabling off-road parking for multiple vehicles with a shallow front garden which is mainly gravel with borders. To the rear is a flagged patio area with lawn and secure fenced surrounds.

PAYMENTS

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

One month's rent: £790.00

Damage Deposit: £911.53

Total: £1,580.00

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

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 102 sq m



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
92.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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