



25 Wellington Road  
Bridlington  
YO15 2BA

TO LET

£650 pcm

1 Bedroom Wellington Road

# 25 Wellington Road

## Bridlington, YO15 2BA

Located within the town centre of Bridlington is this newly refurbished first floor apartment. The property benefits from off street parking, outdoor area and own private entrance. The accommodation includes kitchen with a range of appliances, lounge, bathroom, w/c, and bedroom.

### PRIVATE ENTRANCE

Inviting private entrance leading to hallway with storage cupboard. Carpet flooring, central light fitting and windows to side elevation.

### KITCHEN

Modern kitchen with a range of wall and base units, worktop over. Integrated fridge, freezer, dishwasher, double oven and microwave. 1.5 sink with mixer tap, spot light fitting and extractor fan. Window to front elevation fitted with vertical blinds\*. Vinyl flooring.

### LOUNGE

Window to side elevation fitted with blinds\* and curtains\*. Electric fire with surround. Central light fitting, carpet flooring and radiator.

### BATHROOM

Bath with shower over, thermostatic shower and shower curtain\*. Window to side elevation. Hand basin on pedestal. Central light fitting, vinyl flooring, extractor fan and radiator. Water meter.

### BEDROOM

Fitted wardrobes, drawers and cabinet. Window to side elevation fitted with blinds\*. Central light, carpet flooring and radiator.

### W/C

Low level W/C with combined hand basin above. Window to rear elevation. Central light and vinyl flooring

### YARD

Private rear yard accessed by secure gate, brick built storage. Off road parking to the front.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

### COUNCIL TAX BAND

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rated C.

### PAYMENTS

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

One month's rent: £650.00

Damage Deposit: £750.00

Total: £1,400.00

### 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.

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

GIRAFFE 360



# ■ Ulllyotts ■

EST 1891



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