



13A Ferndale Terrace  
Bridlington  
YO15 3AU

TO LET

**£475 pcm**

1 Bedroom Ground Floor Flat

# 13A Ferndale Terrace

## Bridlington

### YO15 3AU

#### LOCATION

The Harbour and Town Centre areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

#### PRIVATE ENTRANCE

Leading into lounge:

#### LOUNGE

UPVC door with windows to front elevation fitted with curtains\* and nets\*. Laminate flooring. Central light fitting. Electric heater.

#### KITCHEN

Range of wall and base units with work top over, integrated oven, hob and extractor fan above. Space for washing machine, undercounter fridge and freezer. Sink with mixer tap. Laminate flooring and central light.

#### BEDROOM

Window to front elevation fitted with net curtains\* and curtain pole\*. Laminate flooring. Central light. Electric heating.

#### BATHROOM

Panel bath with electric shower over. Low level w/c. Pedestal hand basin with taps. Laminate flooring, Central light. Extractor fan. Cupboard housing electric boiler.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

#### COUNCIL TAX BAND

Band A.

#### ENERGY PERFORMANCE CERTIFICATE

Rating D.

#### PAYMENTS

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

One month's rent: £475.00

Damage Deposit: £548.07

Total:£1,023.07

#### 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

Please visit our website [www.ullyotts.co.uk](http://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 33 sq m



Approximate total area<sup>(1)</sup>  
31.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



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 RICS

 The Property  
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