



Flat 3

28 Wellington Road

Bridlington, YO15 2BG

TO LET

£455 pcm

2 Bedroom Second Floor Flat

■ Ulliyotts ■

EST 1891

01262 401401

Flat 3

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Bridlington, YO15 2BG

LOCATION

The property is very handily located for the town centre and all local shops and facilities are within immediate walking distance, as is the north side seafront, the new Leisure World complex, harbour and railway station.

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 well-presented, second floor flat which is close to all amenities, the town centre and seafront. The property has a two bedroomed layout with a modern kitchen, electric heating and on street parking with permits available from the East Riding of Yorkshire Council.

COMMUNAL ENTRANCE

PRIVATE ENTRANCE HALL

16' 11" x 6' 11" (5.16m x 2.11m)

With doors to and loft access.

LOUNGE

14' 0" x 13' 8" (4.27m x 4.17m)

With electric storage heater, feature fire place with hearth and inset and window to front elevation.

KITCHEN

11' 3" x 10' 0" (3.43m x 3.05m)

With wall and base units, electric cooker, stainless steel sink unit, vinyl flooring, worktop over, window to side elevation and Velux window to the rear.

INNER HALLWAY

With electric storage heater.

BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m)

With WC, pedestal wash hand basin, panel bath, Velux window to rear and laminate flooring.

BEDROOM 1

12' 11" x 8' 6" (3.94m x 2.59m)

With bay window to side elevation, window seat and electric storage heater.

BEDROOM 2

10' 2" x 6' 10" (3.1m x 2.08m)

With window to front elevation and electric storage heater.

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.

PAYMENTS

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

One month's rent: £455.00

Damage Deposit: £455.00

Total: £910.00

SERVICES

Mains electric, drainage and water are connected. The property does not have gas.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

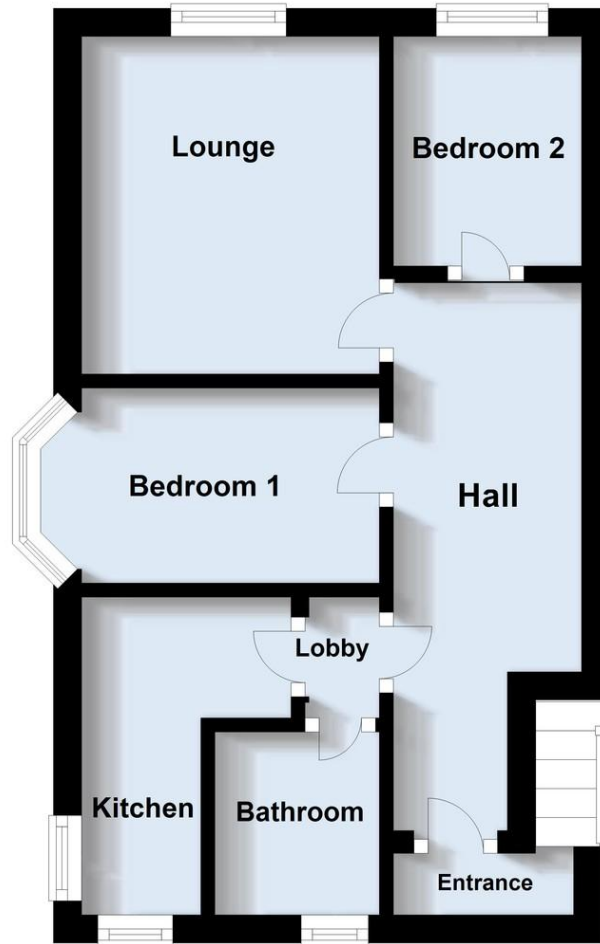
VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 62 square metres

Second Floor



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