



4 Butchers Row
Bridlington
YO16 4BF

TO LET

£750 pcm

3 Bedroom End Terraced House

■ Ulllyotts ■
EST 1891

01262 401401

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Bridlington

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ACCOMMODATION

A modern, end terraced house which offers a three bedroomed layout with full electric central heating, uPVC double-glazing, private parking and gardens.

ENTRANCE HALL

With security lock door and access to stairs to first floor landing.

SITTING ROOM

15' 1" x 11' 10" (4.6m x 3.61m)

With electric convector heater.

DINING KITCHEN

12' 2" x 9' 6" (3.71m x 2.9m)

A modern range of wall, base and drawer units, sink unit, hob and built-in electric oven. Plumbing for auto washer and electric convector heater. Smoke alarm fitted.

STAIRS LEAD TO FIRST FLOOR LANDING

Smoke alarm fitted.

BEDROOM 1

13' 9" x 9' 2" (4.19m x 2.79m)

With electric convector heater.

BEDROOM 2

12' 6" x 7' 3" (3.81m x 2.21m)

With electric convector heater.

BEDROOM 3

8' 6" x 7' 3" (2.59m x 2.21m)

With electric convector heater.

BATHROOM

8' 10" x 8' 2" (2.69m x 2.49m)

A modern suite incorporating panel bath, low flush WC, pedestal wash basin and electric convector heater.

OUTSIDE

The front of the property area is a communal forecourt with designated private parking space for each property. Visitors will be able to leave their cars for a short term and access at all times must be with consideration to the other dwellings. There is a garden at the rear of the property.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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: £750.00

Total: £1,500.00

SERVICES

All mains services connected are available, there is no gas.

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 (01262) 401401 or brid@ullyotts.co.uk

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 73 sq m



Ground Floor



Floor 1



Approximate total area[®]
67.39 m²

Reduced headroom
0.39 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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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