

▪ Ulllyotts ▪

EST 1891



29 Bempton Lane
Bridlington
YO16 7EJ

TO LET

£900 pcm

2 Bedroom Detached Bungalow

▪ Ulllyotts ▪
EST 1891

01262 401401

29 Bempton Lane

Bridlington, YO16 7EJ

UPVC ENTRANCE DOOR

Opening into porch with ribbed carpet and door leading to:

ENTRANCE HALL

With two light fittings and shades*, laminate flooring and radiator. Smoke alarm. Doors leading to:

LOUNGE

16' 11" x 11' 10" (5.17m x 3.63m)

Window to front elevation and wooden fire surround with marble hearth and space for electric fire. Central light fitting with shade*, carpet and radiator. Curtain pole* and curtains*.

KITCHEN

11' 8" x 7' 10" (3.58m x 2.41m)

A range of base units, wall units and drawers with cupboard housing combi boiler. Stainless steel sink and mixer tap. Integrated electric double oven and integrated fridge freezer. Built in electric hob with splashback and extractor hood over. Space for washing machine. Downlights, radiator and laminate flooring. Window to rear elevation with roller blind*. Skylight and window to side elevation with patio doors leading to the garden.

BEDROOM ONE

12' 10" x 11' 3" (3.92m x 3.43m)

With window to front elevation. Two light fittings and shades*, carpet and radiator. Curtain pole* and curtains*.

BEDROOM TWO

13' 11" x 8' 2" (4.25m x 2.50m)

With sliding doors leading to the garden. Central light fitting and shade*, carpet and radiator. Curtain pole* and curtains*. Built in storage cupboard.

BATHROOM

5' 11" x 5' 2" (1.81m x 1.59m)

With window to rear elevation. White three piece suite comprising panelled bath with thermostatic shower over and shower screen, wash hand basin with mixer tap and low level WC. Full tiling to two walls. Downlights. Laminate flooring. Towel radiator.

GARDEN

Large decking area with steps leading down to a private secluded garden to the rear. Large patio section with grassed and gravelled sections, borders and mature trees. Outside tap. Wooden shed*. Gated side access. Front garden with low level wall, gravelled driveway and lawn with mature shrubs.

PARKING

Gravelled area to the front of the property.

GARAGE

Concrete sectional garage with up and over door.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

COUNCIL TAX BAND Band C.

ENERGY PERFORMANCE CERTIFICATE Band D.

PAYMENTS

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

One month's rent: £900.00

Damage Deposit: £1038.46

Total: £1938.46

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.

Applicants will be requested to provide landlord or landlord's agent references and employer references.

FLOOR AREA

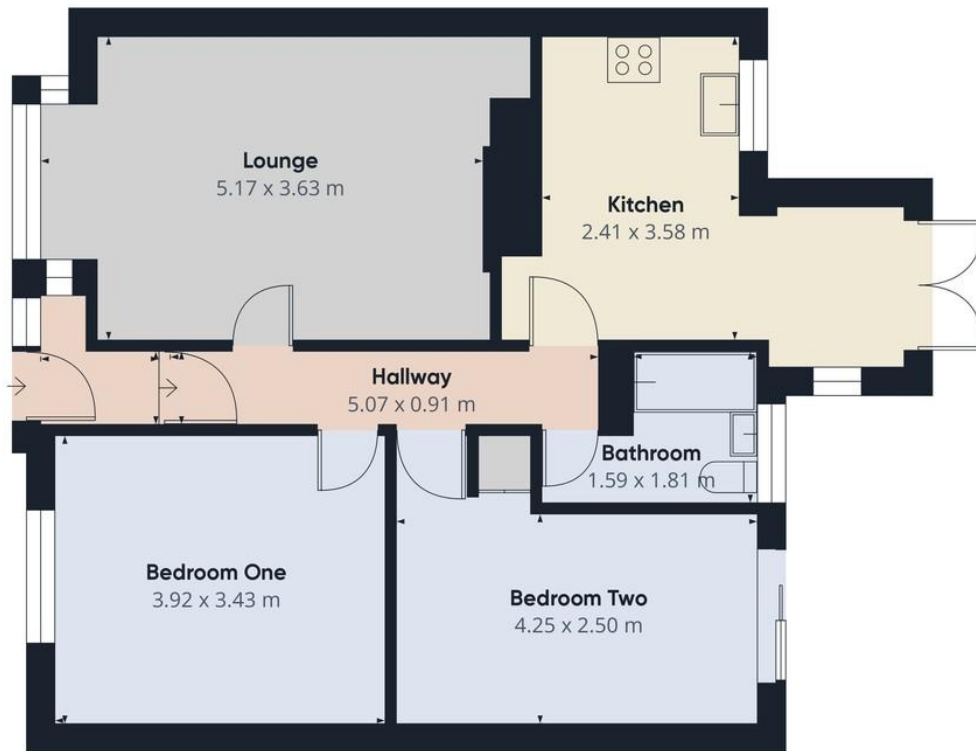
The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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 77 sq m



Ulllyotts
EST 1881

Approximate total area⁽¹⁾
67.98 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations