



Flat 2, 8 Westmoreland Avenue
Bridlington
YO15 2QG

TO LET

£525 pcm

2 Bedroom First Floor Maisonette

■ **Ulllyotts** ■
EST 1891

01262 401401

Flat 2

8 Westmoreland Avenue

Bridlington, YO15 2QG

A two bedroomed first floor maisonette comprising entrance, lounge with opening into kitchen and bathroom. On-street parking, gas central heating and uPVC double glazing.

BRIDLINGTON

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.

Communal Entrance door leading to stairs with split level staircase.

Door leading to:

ENTRANCE HALLWAY

With camera intercom and pendant light fitting. Carpet. Radiator. With door into:

LOUNGE 18' 9" x 11' 3" (5.72m x 3.43m)

Bay window with blinds* and seating. Floor length tilt and turn window. Curtains*. Pendant light fitting. Storage cupboard. Carpet. Two radiators.

Opening leading to:

KITCHEN 12' 0" x 11' 0" (3.66m x 3.36m)

With window to rear elevation and feature light fitting. Range of wall and base units and composite sink. Space and plumbing for an automatic washing machine. Space for an under-counter fridge and freezer. Integrated electric cooker hob and extractor fan. Vinyl flooring. Radiator. Gas central heating boiler and CO Alarm.

Split level stairs leading to the open landing with pendant light. Smoke Alarm. Carpet. Radiator.

BATHROOM 11' 0" x 6' 3" (3.37 [max]m x 1.91m)

With window to front elevation comprising panelled bath with mixer tap, shower enclosure with thermostatic shower, low level WC and pedestal wash hand basin. Spot light fitting. Ladder radiator. Vinyl flooring. Sliding mirrored cabinet. Extractor fan.

BEDROOM 1 12' 3" x 11' 3" (3.75m x 3.44m)

With large window to the front elevation and a feature beam. Pendant light fitting. Carpet. Radiator.

BEDROOM 2 12' 0" x 11' 1" (3.66m x 3.39m)

With large window to the rear elevation and feature beam. Pendant light fitting. Carpet. Radiator.

CENTRAL HEATING

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

DOMESTIC HOT WATER

Provided by the gas combination boiler.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

PARKING

On-street parking only.

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: £525.00

Damage Deposit: £605.76

Total: £1,130.76

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

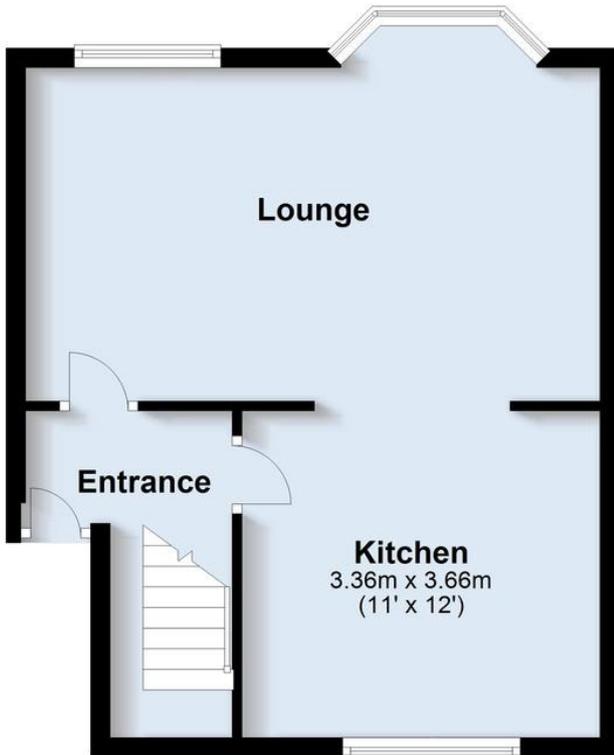
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 71 sq m

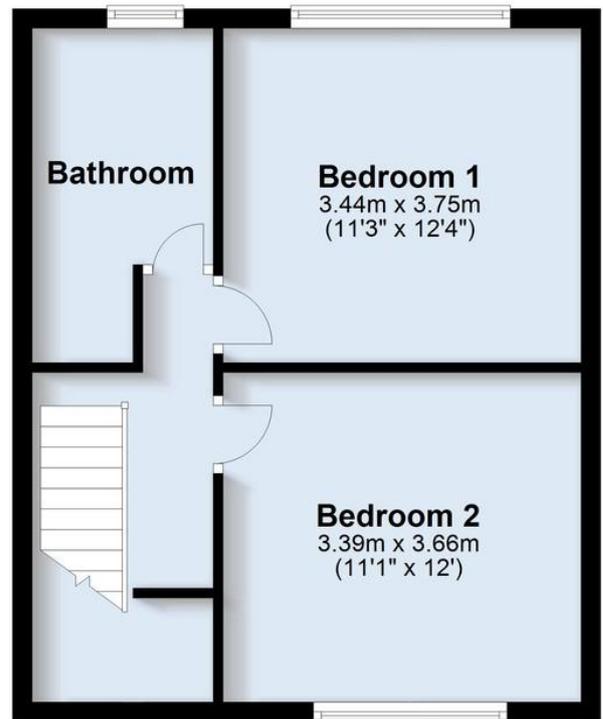
Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



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