



16 Mill Gate
Bridlington
YO16 7AJ

TO LET

£650 pcm

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456

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Bridlington

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UPVC FRONT ENTRANCE DOOR

Opening into:

HALLWAY

Vinyl flooring. Built-in storage cupboard housing gas central heating boiler. CO monitor. Smoke alarm. Door to lounge.

KITCHEN

10' 2" x 7' 10" (3.1m x 2.39m)

With stainless steel sink. Built-in "Lamona" oven and four-ring gas hob with cooker hood. Built-in fridge and built-in freezer. Plumbing for automatic washing machine. Plumbing for dishwasher. Three single and one double base units. Two corner and six single wall-mounted cupboards. Vinyl flooring. Strip light. Radiator.

LOUNGE

18' 0" x 10' 5" (5.49m x 3.18m)

With gas coal-effect fire (Not connected) in tiled surround with wooden fire surround. CO alarm. Carpet. Radiator. Central light fitting (Not connected). Vertical blinds*. Curtains and pelmet. Door to

INNER HALLWAY

Vinyl flooring. Loft access. Built-in cupboards. Doors to:

BEDROOM 1

11' 9" x 9' 0" (3.58m x 2.74m)

Built-in wardrobes with cupboards over. Built-in drawers. Radiator. Central light fitting. Carpet. Curtain pole and curtain*.

BEDROOM 2

9' 4" x 8' 8" (2.84m x 2.64m)

Carpet. Central light fitting. Radiator. French doors.

BATHROOM

Comprising panelled bath with "Bristan "Smile" shower over, and shower screen. Pedestal wash hand basin and low-level WC. Fully wall-tiled. Vinyl flooring. Radiator. Toilet roll holder*. Mirrored one door cabinet*.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARAGE

There is no garage to the property but parking is available on the driveway.

GARDENS

Gravelled gardens to both front and rear of property. Timber shed*.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

PAYMENTS

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

One month's rent: £650

Damage Deposit: £650

Total: £1300

NOTES

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.

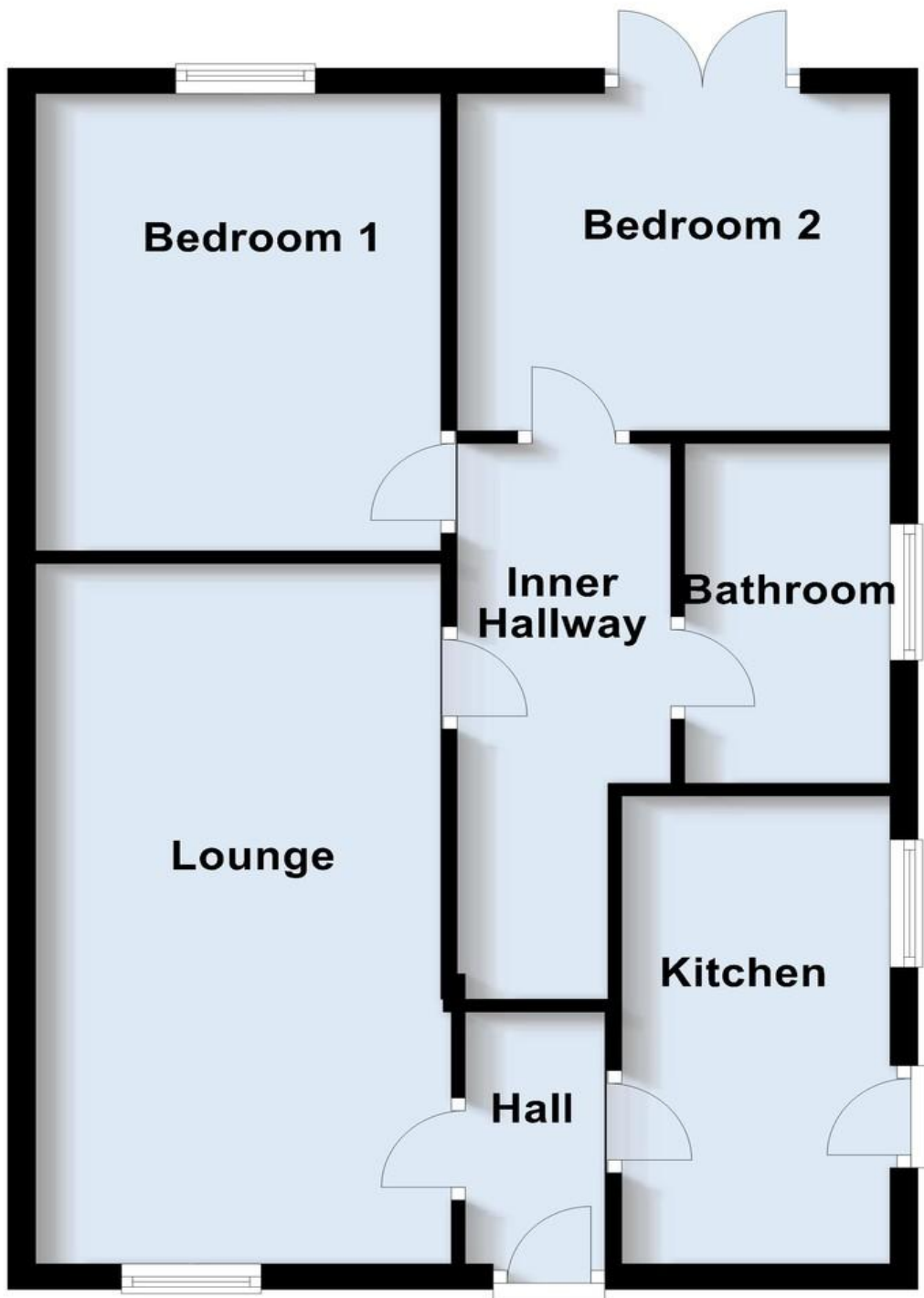
VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 50 sq m

Ground Floor



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