



■ **Ulllyotts** ■
Property Management

**11 Tintern Avenue
Bridlington
YO16 6GA**

TO LET £650 PCM

**Detached bungalow
2/3 double bedrooms
2 reception rooms**

**Easily managed gardens
Gas CH and uPVC DG
Garage and parking**



01262 401401

www.ullyotts.co.uk

brid@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



NUMBER 1 LETTING AGENT!

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

11 Tintern Avenue

Bridlington
YO16 6GA

LOCATION

Tintern Avenue is an established cul-de-sac on the north side of Bridlington where local amenities including a nationally named supermarket, Bridlington North Library facility and buses are within immediate striking distance. The town centre lies approximately a mile and a quarter away to the south.

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

This is a popular style detached bungalow offering a two to three bedroomed layout, with a substantial low maintenance garden to the rear, parking, garage, gas central heating and uPVC double glazing.

A superb location, the property is perfect for retirees or an executive couple.



ENTRANCE HALL

9' 2" x 3' 7" (2.79m x 1.09m)

With radiator.

KITCHEN

10' 3" x 8' 8" (3.12m x 2.64m)

With a range of wall, base and drawer units, worktop over, stainless steel sink with mixer tap, electric oven, gas hob, cooker hood and tiled splashbacks. Cupboard housing the wall mounted gas central heating boiler, vinyl flooring, space for washer and fridge freezer, radiator and window to side elevation.



DINING ROOM/BEDROOM 3

9' 0" x 7' 3" (2.74m x 2.21m)

With window to front elevation and radiator.



LOUNGE

16' 4" x 11' 1" (4.98m x 3.38m)

With bay window to front elevation, electric fire and radiator.



BEDROOM 2

10' 0" x 8' 4" (3.05m x 2.54m)

With window to rear elevation and radiator.



INNER HALLWAY

BATHROOM

6' 11" x 6' 1" (2.11m x 1.85m)

A white suite incorporating panel bath with electric shower over, pedestal wash hand basin, low level WC, vinyl flooring, tiled walls, radiator and window to side elevation.



BEDROOM 1

12' 2" x 10' 0" (3.71m x 3.05m)

With window to rear elevation and radiator.



OUTSIDE

To the front of the property is a good sized lawn area, pathway and a driveway leading to a single brick built garage with electric roller shutter door.

A side pathway and gated access leads to the rear low maintenance good sized garden with fenced surrounds and is mainly gravelled and paved with hedges and shrubs.



SERVICES

All mains services connected.

PAYMENTS

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

One month's rent: £650.00

Damage Deposit: £650.00

Total: £1,300.00

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.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

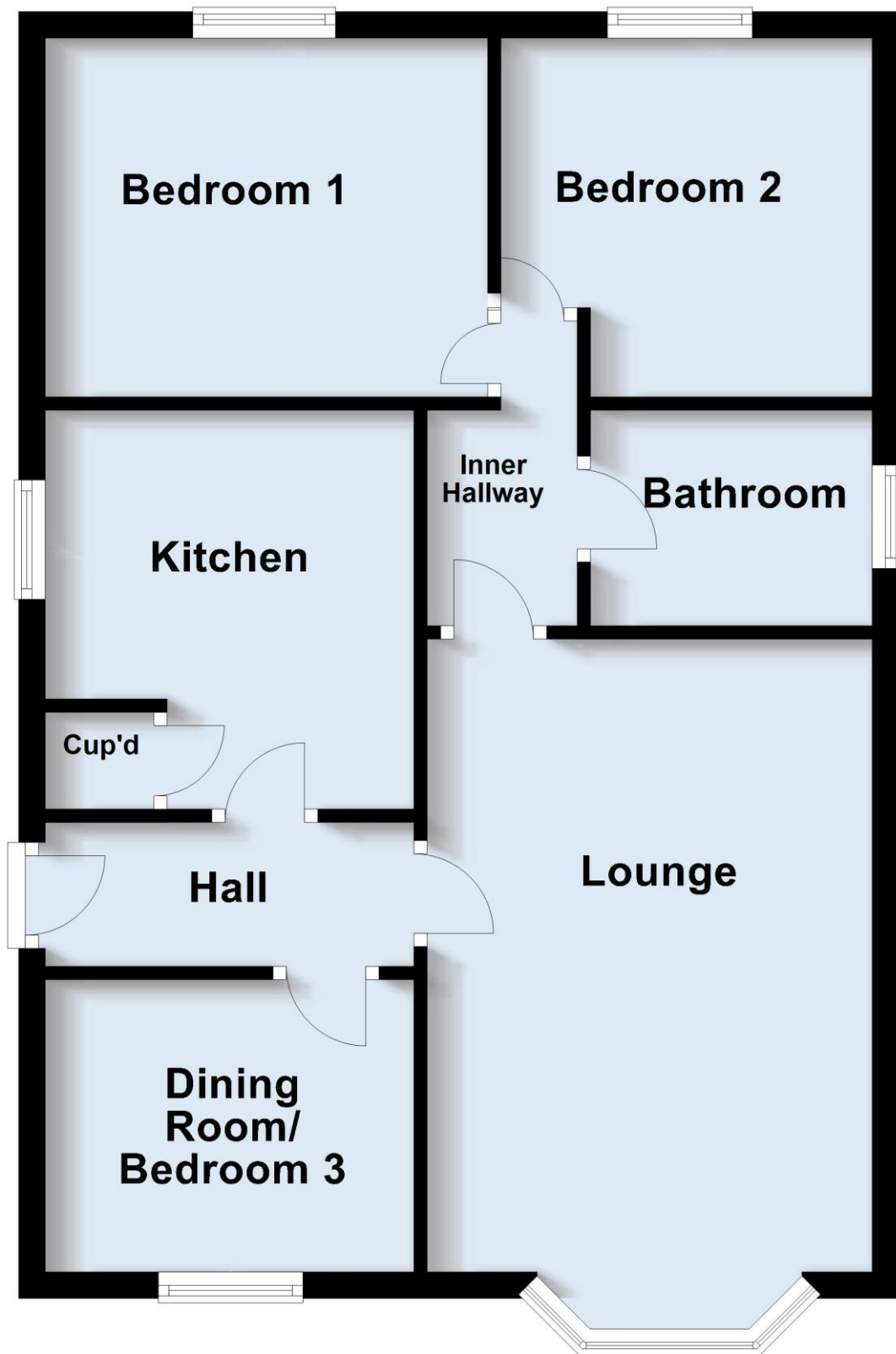
Rating D.

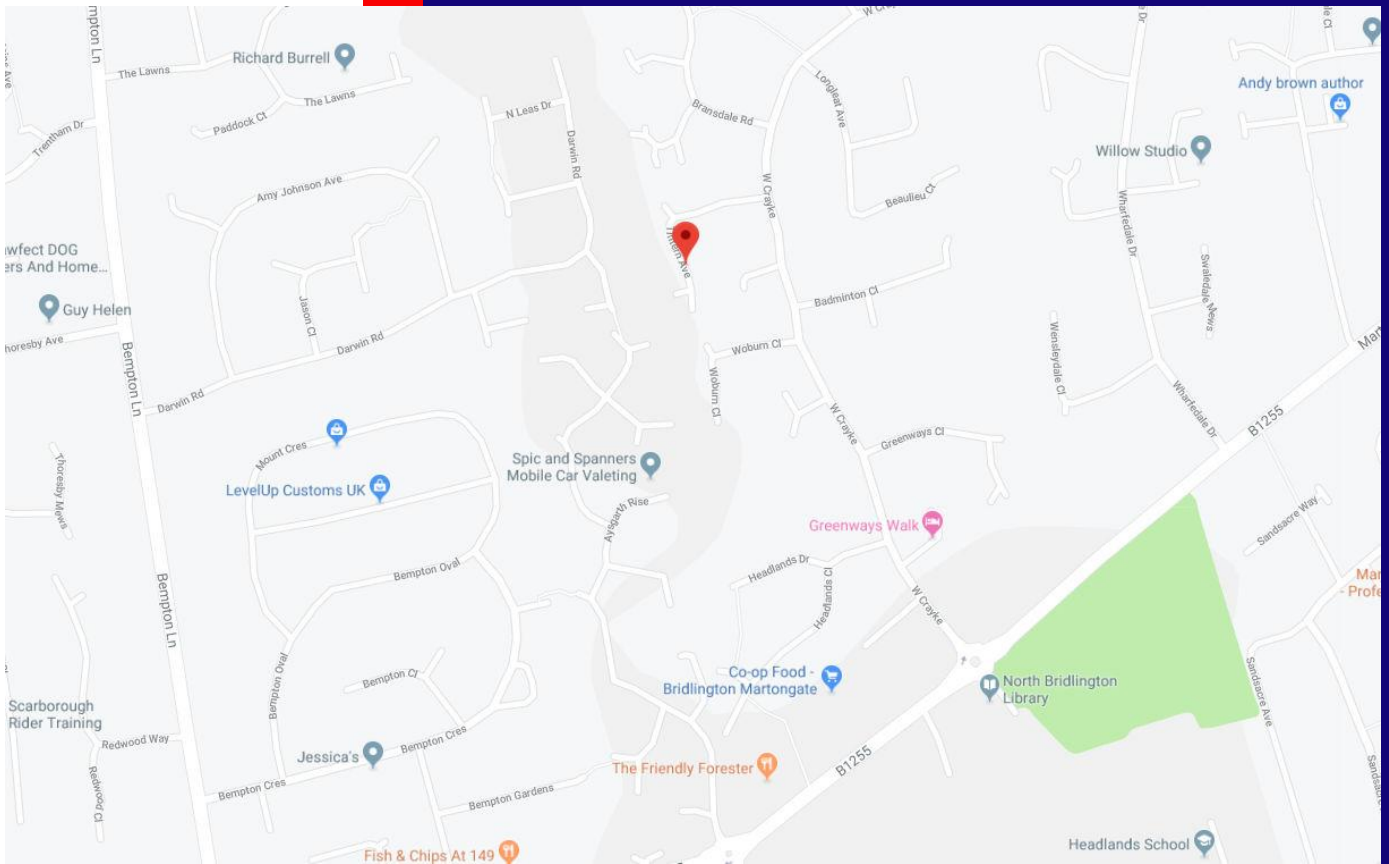
VIEWING

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

Regulated by RICS

Ground Floor







16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com