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Property Management

**131 Sewerby Road
Bridlington
YO16 7DX**

TO LET £525 PCM

**Mid terraced house
Three bedrooms
Gas central heating**

**uPVC double glazing
Gardens front and rear
Good location**



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PROPERTY PROFESSIONALS SINCE 1891

131 Sewerby Road

Bridlington

YO16 7DX

LOCATION

The property is located in the mid reaches of Sewerby Road between Priory Church and Headlands roundabout, having a south facing aspect in this long established residential area. There are local shops and convenience stores within a quarter mile radius including a local pharmacy, post office etc. Buses pass through the area linking to the main town centre and surrounding areas.

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

A three bedroomed, mid terraced house constructed in the late 1930's, but having an additional small rear extension added around 1985 to provide extra room for the breakfast kitchen. The property is gas centrally heated, uPVC double glazed and has a front garden and a very private patio garden to the rear.

ENTRANCE HALL

3' 9" x 3' 6" (1.14m x 1.07m)

With stairs to first floor.



SITTING ROOM

15' 3" x 12' 4" (4.65m x 3.76m)

With bay window to front elevation, electric fire in situ, white fire surround, marble inset and hearth, radiator, built in cupboards and under stairs cupboard.



KITCHEN

15' 7" x 9' 7" (4.75m x 2.92m)

With a modern range of white gloss wall, base and drawer units, space for appliances, space for cooker, stainless steel sink with mixer tap, extractor fan, upstands, uPVC door to storm porch, radiator and window to rear.



LOBBY AREA

4' 2" x 3' 4" (1.27m x 1.02m)

With airing cupboard.

BATHROOM

10' 3" x 4' 8" (3.12m x 1.42m)

Comprising white suite with pedestal wash hand basin, panelled bath with electric 'Mira V' shower over, WC, tiled walls and window to rear elevation.



STORM PORCH

14' 2" x 3' 5" (4.32m x 1.04m)

Of hardwood and aluminium construction, leads to garden.

STAIRS LEAD TO FIRST FLOOR LANDING

BEDROOM 1

15' 2" x 12' 7" (4.62m x 3.84m)

With feature cast iron fire place, radiator and window to front elevation.



BEDROOM 2

10' 3" x 8' 6" (3.12m x 2.59m)

With radiator and window to rear elevation.



BEDROOM 3

7' 4" x 6' 4" (2.24m x 1.93m)

With radiator, wall mounted gas central heating boiler and window to rear elevation.



OUTSIDE

To the front the garden is walled with paved patio area, shrubs and hedging. The rear is paved with secure fencing, brick wall and access to a ten foot for bins etc.

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: £525.00

Damage Deposit: £525.00

Total: £1,050.00

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 A.

ENERGY PERFORMANCE CERTIFICATE

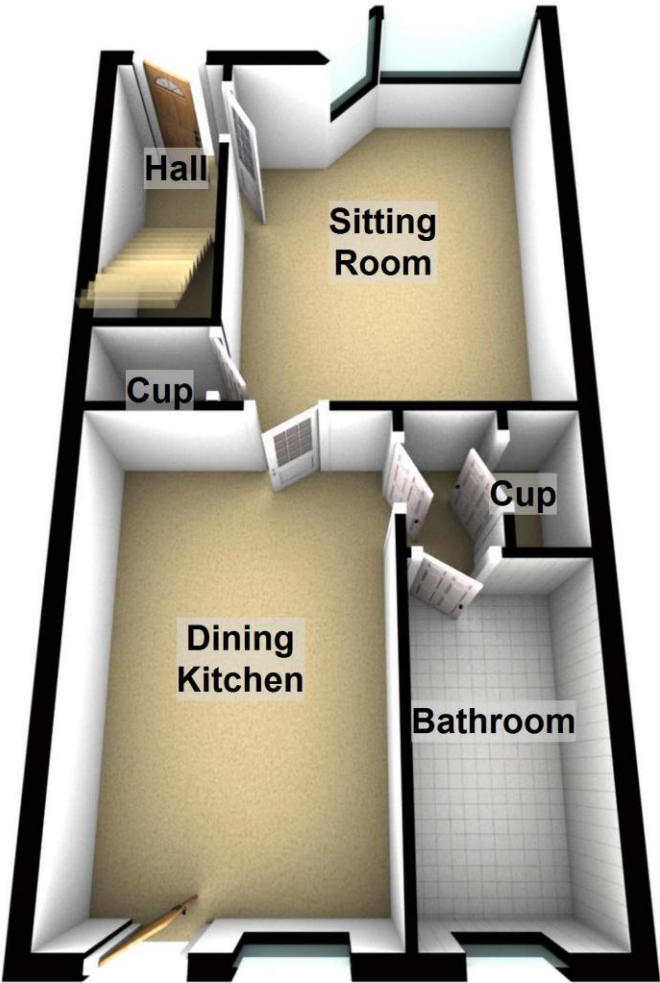
Rating D.

VIEWING

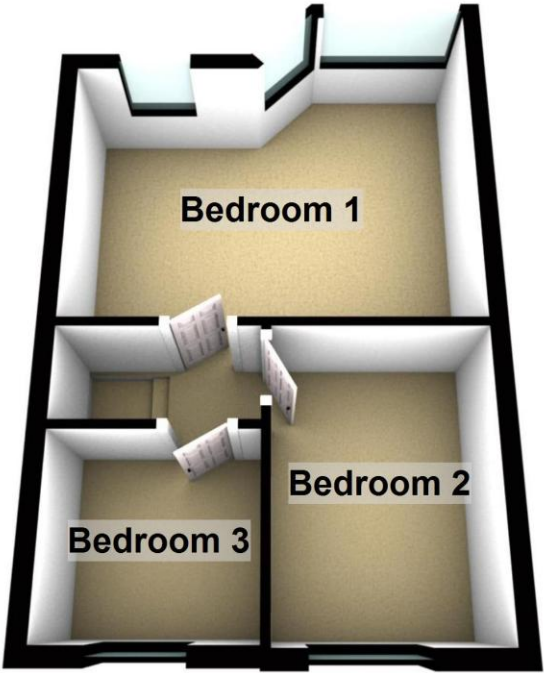
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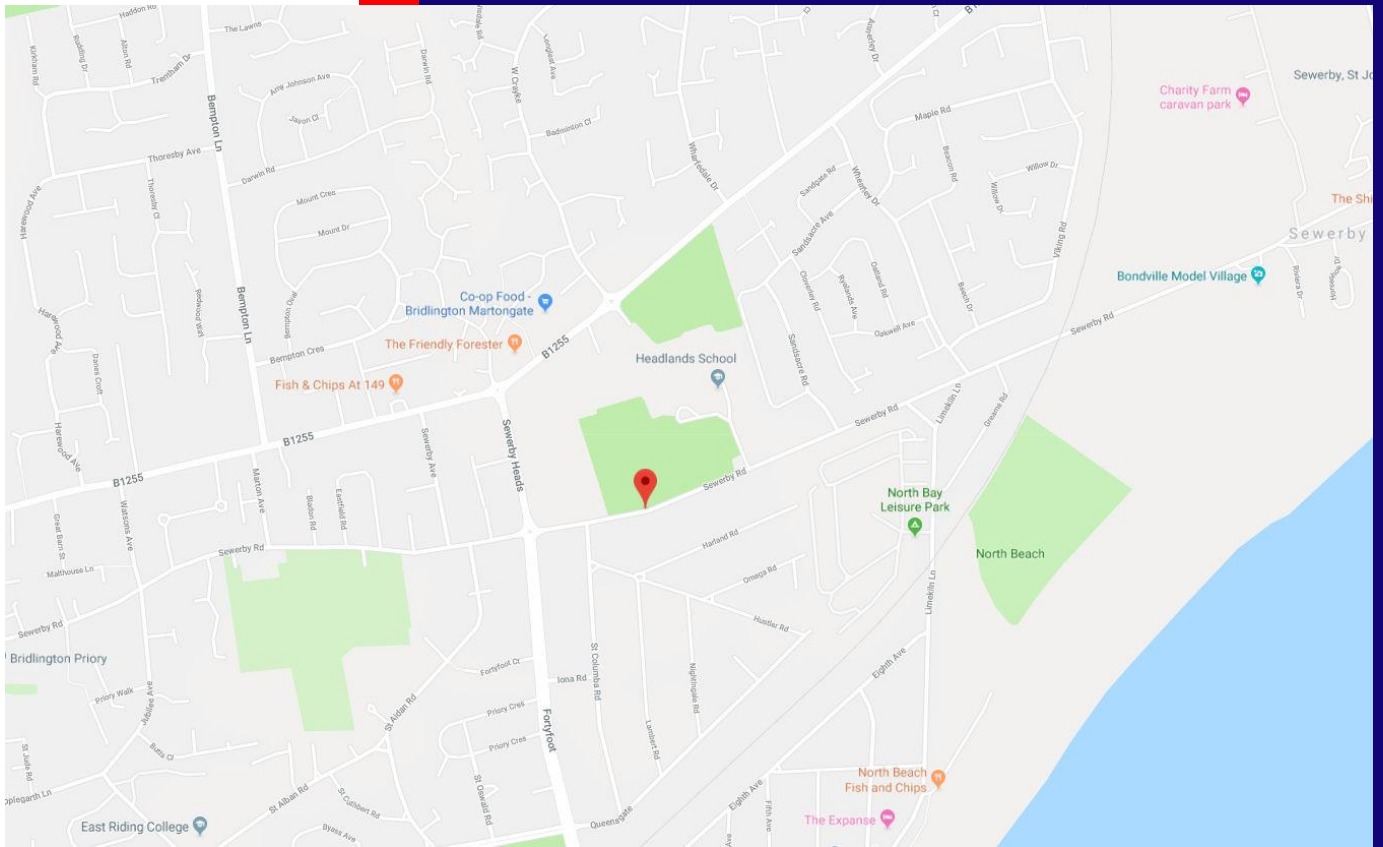
Regulated by RICS

Ground Floor



First Floor







16 Prospect Street, Bridlington, YO15 2AL

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



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