



8 Haworth Walk  
Bridlington  
YO16 4BQ

TO LET

£650 pcm

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01262 401401

# 8 Haworth Walk

## Bridlington

### YO16 4BQ

#### LOCATION

The property is very handily set for the Old Town High Street, its shops and New Pasture Lane or Burlington's schools. There are bus services routed through the locality linking to the main town centre, but the shops in the Old High Street cater for daily needs.

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

The property offers three bedrooms, dining kitchen, gas central heating and uPVC double glazing. Gardens are set to front and rear and the property is set in the heart of a pedestrianised position on the eastern road estate.

#### ENTRANCE HALL

16' 6" x 6' 3" (5.03m x 1.91m)

With stairs to first floor, uPVC door, laminate flooring, radiator, central heating thermostat and built in cupboard. Smoke alarm.

#### SITTING ROOM 13' 9" x 10' 9" (4.19m x 3.28m)

With brick fire place, TV stand and radiator.

#### DINING KITCHEN 20' 3" x 10' 6" (6.17m x 3.2m)

With wall, base and drawer units, worktop over, one and a half bowl sink unit, tiled surrounds, pull out spice unit, under counter single electric oven, extractor over. Space for fridge and freezer, plumbing for auto washer, radiator, wall mounted central heating boiler, electrical distribution boards, uPVC sliding patio door and under stairs storage cupboard. Carbon monoxide alarm.

#### BEDROOM 1 12' 9" x 11' 3" (3.89m x 3.43m)

With radiator.

#### BEDROOM 2 11' 0" x 11' 0" (3.35m x 3.35m)

With radiator.

#### BEDROOM 3 8' 9" x 7' 6" (2.67m x 2.29m)

#### BATHROOM

7' 3" x 5' 3" (2.21m x 1.6m)

With panelled surrounds, panelled bath and over bath electric shower unit, pedestal wash basin, low flush WC unit, mirror over sink and radiator.

#### OUTSIDE

Open plan lawn to the front and at the rear a pedestrian access leads to a fully enclosed fenced garden with patio and grassed areas.

#### PAYMENTS

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

One month's rent: £650.00

Damage Deposit: £650.00

Total: £1300.00

#### SERVICES

All mains services connected or available.

#### 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

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

#### ENERGY PERFORMANCE CERTIFICATE

Rating C.

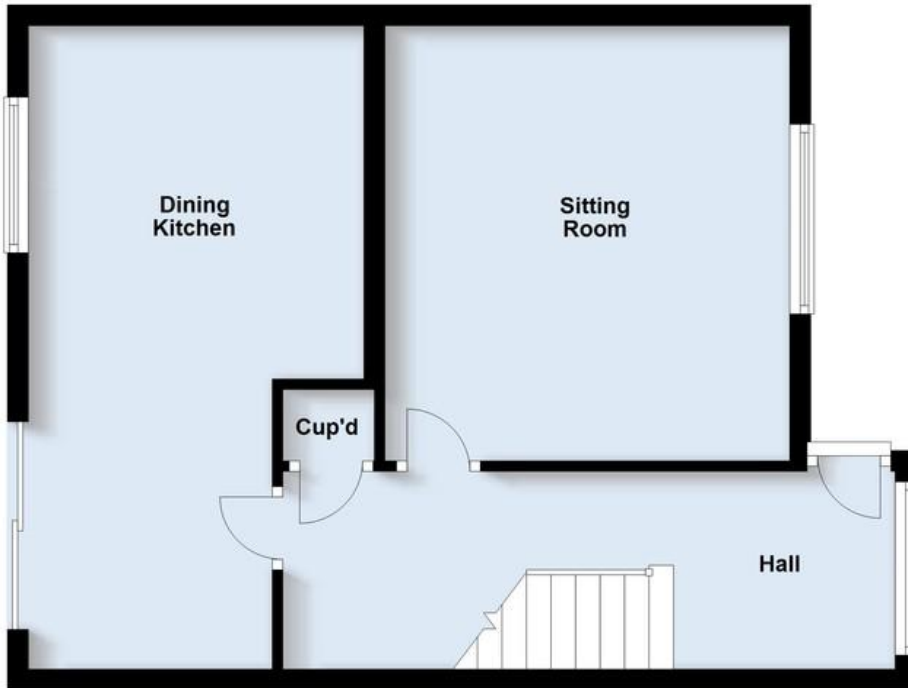
#### VIEWING

Strictly by appointment with Ulllyotts.

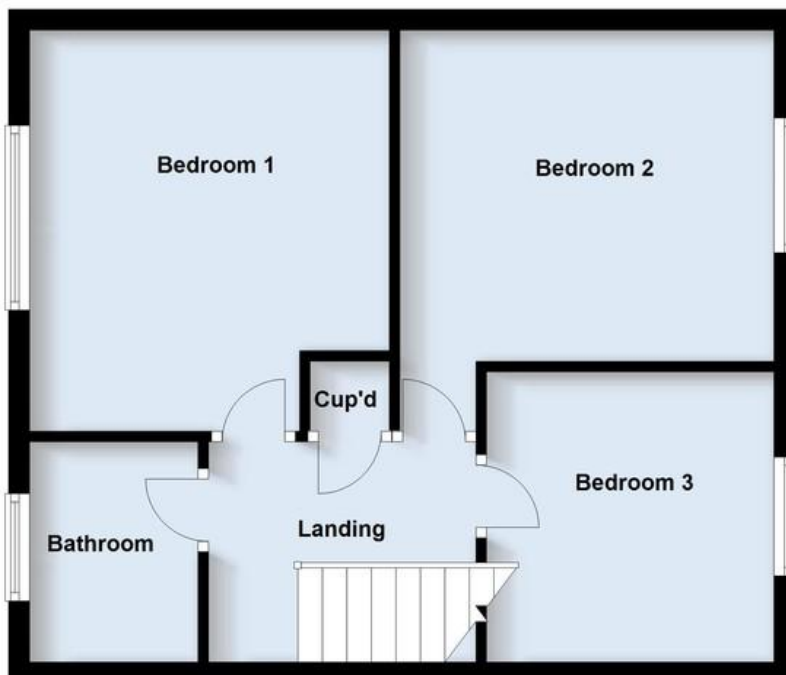
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 82 sq m

### Ground Floor



### First Floor



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