



10 Curlew Grove
Bridlington
YO15 3NX

TO LET

£825 pcm

3 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01262 401401

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This three bed roomed, semi-detached house benefits from; an entrance hall, lounge, kitchen / diner, conservatory, landing, three good sized bedrooms and family bathroom. The property has gas central heating and Upvc double glazing. The property sits on a generous plot with parking for several vehicles.

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.

ENTRANCE HALL

7' 4" x 3' 6" (2.24m x 1.07m)

With Upvc door into, radiator, stairs leading off and doors to:

LOUNGE

15' 11" x 10' 3" (4.85m x 3.12m)

With electric fire in situ, marble hearth and inset, white surround, TV point, window to front elevation, coving, under stairs cupboard and radiator.

KITCHEN

13' 5" x 10' 1" (4.09m x 3.07m)

With wall and base units, work surface over, tiled splash backs, space for washing machine, fridge, freezer and cooker, extractor over cooker, vinyl flooring, wall mounted gas central heating boiler, radiator, dining area, window to rear elevation and door to conservatory.

CONSERVATORY

10' 2" x 8' 5" (3.1m x 2.57m)

A Upvc conservatory with door to garden.

LANDING

With loft access and doors to:

BEDROOM 1

10' 3" x 8' 7" (3.12m x 2.62m)

With walk-in wardrobe, storage cupboard, window to front elevation and radiator.

BEDROOM 2

11' 6" x 7' 2" (3.51m x 2.18m)

With window to rear and radiator.

BEDROOM 3

9' 7" x 6' 9" (2.92m x 2.06m)

With window to rear and radiator.

BATHROOM

7' 1" x 6' 1" (2.16m x 1.85m)

With panelled bath, thermostatic shower over, pedestal wash hand basin, low level wc, vinyl flooring, tiled walls, window to side elevation and radiator.

OUTSIDE

To the front of the property it is open plan lawn with pathways to the property and side drive way with parking for several vehicles, gated access to rear garden where lies a good sized lawn, shrub borders, securely fenced, patio/ seating area and one timber garden shed.

Outside lighting and outside tap.

PAYMENTS

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

One month's rent: £825.00

Damage Deposit: £950.00

Total: £1,775.00

SERVICES

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

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

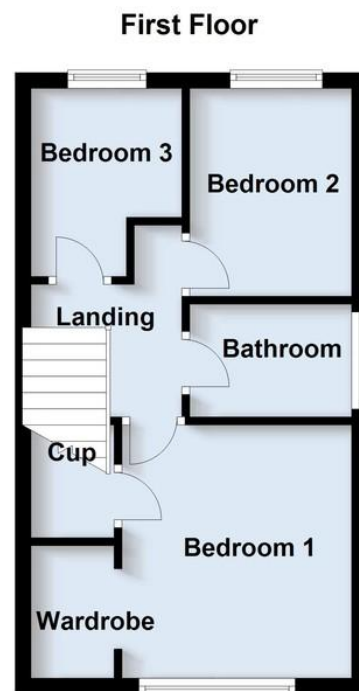
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

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.

The digitally calculated floor area is 65 sq m (700 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



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