



44 Amy Johnson Avenue
Bridlington

YO16 6HY

TO LET

£850 pcm

2 Bedroom Detached Bungalow



Garden



Garage, Off
Road



Gas Central Heating

44 Amy Johnson Avenue, Bridlington, YO16 6HY

LOCATION

The Bempton Lane area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees.





Lounge



Lounge



Kitchen



Kitchen

Accommodation

A well presented two bedroom detached bungalow located on the sought after north side of Bridlington. Positioned on an elevated plot, the property benefits from a raised, low maintenance rear garden. Internally, the bungalow is fitted with a modern kitchen and bathroom and is presented to a good standard throughout. Additional features include off road parking for multiple vehicles and a separate single garage.

PORCH

uPVC entrance door opening into a welcoming porch with laminate flooring and a useful storage cupboard housing the electric meter. A further uPVC door provides access into the main hallway.

HALLWAY

Featuring laminate flooring, a central light fitting, and a radiator. The hallway also benefits from a useful storage cupboard with shelving. Curtains* and a curtain pole* are fitted to the uPVC door.

LOUNGE

14' 6" x 9' 11" (4.44m x 3.04m)

A bright and spacious living area featuring a bay window to the front elevation, fitted with vertical blinds*, curtain poles*, and curtains*. The room is complemented by a marble-effect hearth and surround housing an electric fire. Additional features include carpeted flooring, two central light fittings, and a radiator.

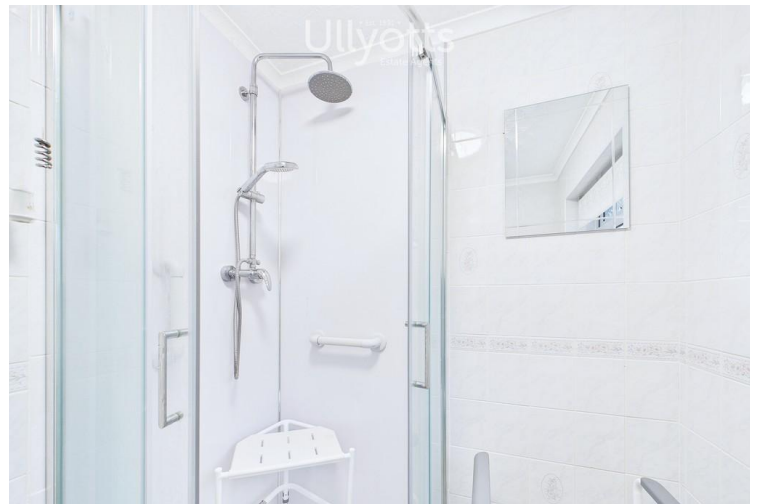
KITCHEN

12' 7" x 8' 1" (3.85m x 2.48m)

Fitted with a range of wall and base units with worktops over, incorporating a porcelain sink and drainer with mixer tap. There is space for a gas cooker and a tall freestanding fridge freezer, neatly housed within a cupboard. The kitchen also benefits from two large storage cupboards, one housing the consumer unit and gas meter, and the other housing the water meter. Additional features include a central light fitting, vinyl flooring, a radiator, and a uPVC door leading through to the conservatory.



Shower Room



Shower Room



Bedroom One



Bedroom Two

BEDROOM ONE

9' 2" x 12' 9" (2.81m x 3.91m)

A well proportioned double bedroom with a window to the rear elevation, fitted with vertical blinds*. The room features carpeted flooring, a central light fitting, and a radiator, and benefits from a triple wardrobe*.

BEDROOM TWO

10' 0" x 8' 7" (3.06m x 2.64m)

A good-sized bedroom with a window to the front elevation, fitted with vertical blinds* and a curtain pole*. The room is finished with carpeted flooring, a central light fitting, and a radiator.

BATHROOM

6' 1" x 5' 2" (1.87m x 1.60m)

Featuring a window to the side elevation fitted with a roller blind*. The modern three-piece suite comprises a corner shower enclosure with a thermostatic shower and rainfall shower head, a hand basin with mixer tap and storage cupboard below, and a low-level WC. Additional features include a central light fitting, vinyl flooring, a heated towel radiator, and an extractor fan.

CONSERVATORY

6' 10" x 10' 6" (2.09m x 3.21m)

A bright and versatile space fitted with vertical blinds* throughout. The room includes plumbing for a washing machine and vinyl flooring, with patio doors providing direct access to the garden.

GARDEN

Accessed via steps to an elevated garden, mainly laid to gravel with mature shrubs and bushes providing privacy and character. A block-paved path leads around to the carport at the side. To the front features a block-paved driveway offering off-road parking and access to the carport. The remainder of the garden is mainly laid to gravel, bordered with mature shrubs and bushes for a low-maintenance, attractive frontage.

PARKING/CAR PORT

Block-paved carport providing additional off-road parking, with an up-and-over garage door. A secure gate offers convenient access through to the rear garden.

GARAGE

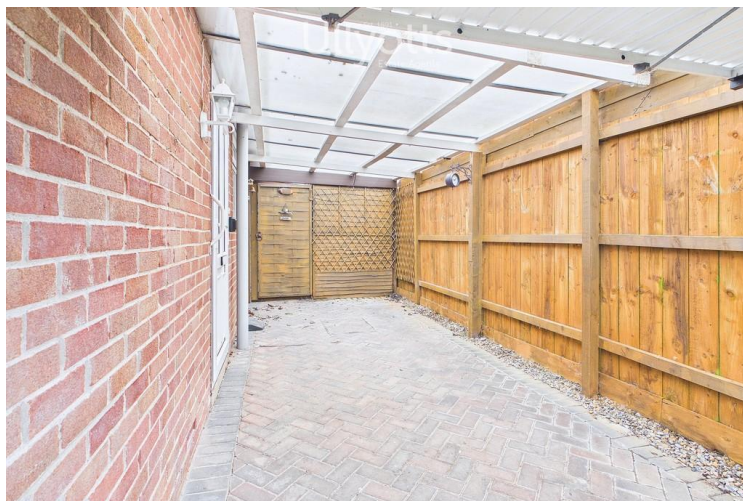
Single garage located within a garage block, fitted with an up-and-over door for secure vehicle storage.



Bedroom Two



Conservatory



Car Port



Garage

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

PAYMENTS

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

One month's rent: £ 850.00

Damage Deposit: £ 980.00

Total: £ 1,830.00

SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

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.

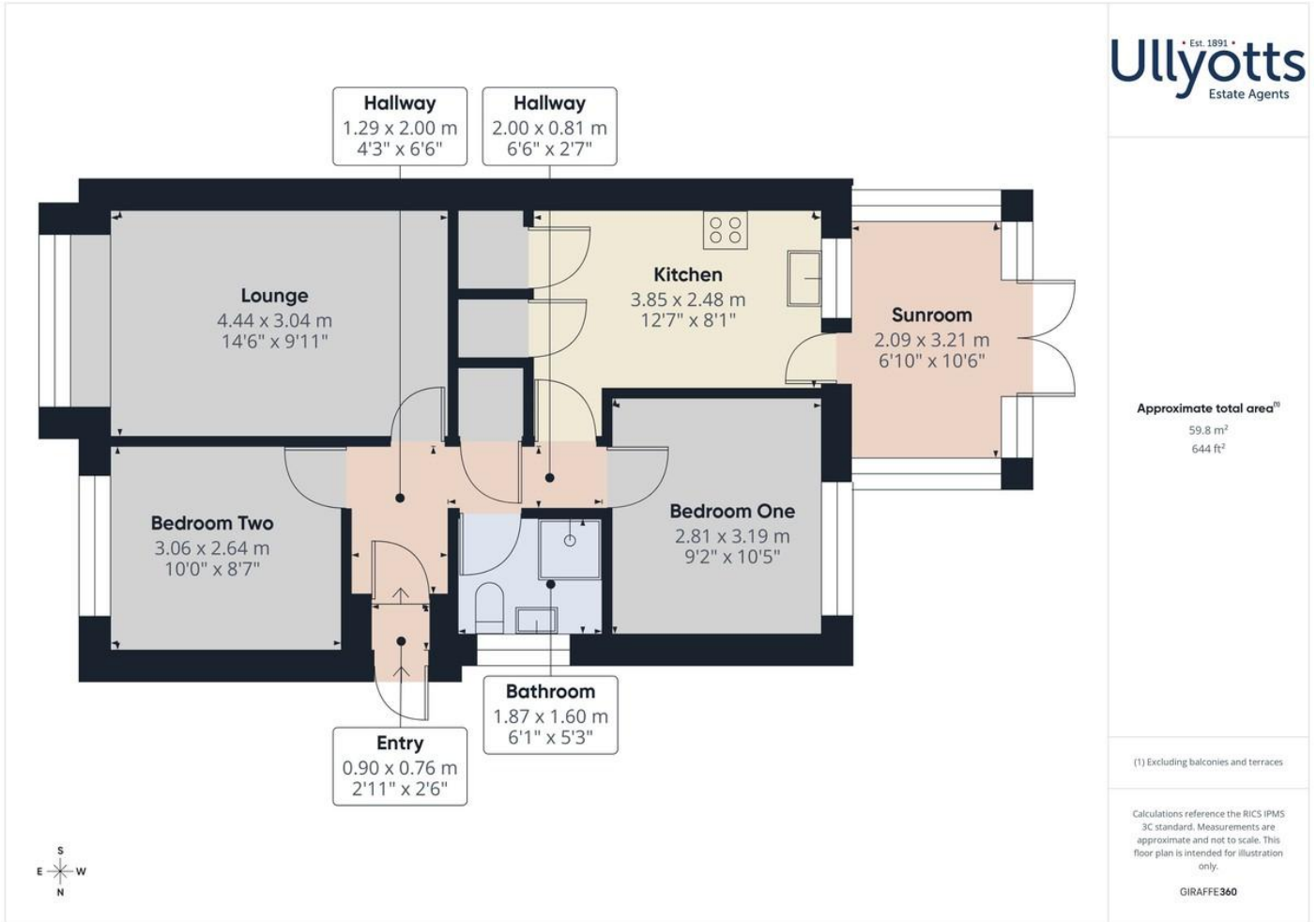
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulyyotts.

Regulated by RICS

The digitally calculated floor area is 59.8m² (644 ft²).

This area may differ from the floor area on the Energy Performance Certificate.





44 Amy Johnson Avenue,
Bridlington

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations