



18 Freshfields  
Carnaby  
YO15 3QQ  
TO LET  
**£565 pcm**

2 Bedroom First Floor Apartment



Front Elevation



Off Road  
Parking



Electric Heating

## 18 Freshfields, Carnaby, YO15 3QQ

### LOCATION

Carnaby is a well situated village located approximately three miles from Bridlington, on the road to Driffield. Positioned close to Carnaby Industrial Estate, the area benefits from a mix of rural surroundings and convenient access to local employment opportunities. The village and surrounding area attract both seasonal and business visitors, supported by amenities such as the Carnaby Parish Church, Manor Court Hotel, and the popular Ferns Farm Complex.

The property itself is located just off Carnaby, accessed via a private road leading to a well maintained complex comprising a mix of holiday bungalows and residential apartments.





Kitchen



Kitchen



Lounge



Lounge - Virtually Staged

## Accommodation

This well presented two bedroom first floor apartment is located in the rural village of Carnaby, offering comfortable living in a pleasant semi-rural setting. The property comprises a bright and spacious lounge, a fitted kitchen with ample storage and workspace, a bathroom, and two well proportioned bedrooms.

Externally, residents benefit from well maintained communal gardens, ideal for enjoying the outdoors, along with convenient on site parking.

### PRIVATE ENTRANCE

The property benefits from a private entrance located to the side of the building, accessed via a metal staircase leading to a uPVC entrance door.

### HALLWAY

A welcoming entrance hallway with laminate flooring and a central ceiling light, giving access to all main accommodation.

### LOUNGE

A bright and well proportioned lounge with two front facing windows, allowing for plenty of natural light. The room is fitted with curtain poles\* and curtains\*, and benefits from laminate flooring, a central ceiling light, and an electric storage heater.

### KITCHEN

Fitted kitchen comprising a range of wall and base units with complementary worktops over, incorporating a sink unit with drainer and mixer tap. A window positioned above the sink provides pleasant views over the communal gardens.

The kitchen offers space for a washing machine and electric cooker, along with a useful large storage cupboard housing the hot water heater. The room benefits from a central ceiling light and laminate flooring.

### BEDROOM ONE

A well proportioned double bedroom with two rear facing windows fitted with curtain poles\* and curtains\*, allowing for good natural light. The room benefits from a built in wardrobe providing useful storage, along with laminate flooring, a central ceiling light, and an electric storage heater.



Bedroom One



Bedroom One - Virtually Staged



Bedroom Two



Bedroom Two - Virtually Staged

## BEDROOM TWO

A well proportioned bedroom with a rear facing window providing natural light. The room benefits from a built in wardrobe, laminate flooring, a central ceiling light, and an electric panel heater.

## BATHROOM

A spacious bathroom with a front facing window fitted with a venetian blind\*. The room is fitted with a white suite comprising a paneled bath with taps, low level W/C, and a pedestal wash hand basin, along with a large corner shower enclosure fitted with an electric shower. The bathroom also benefits from a central ceiling light, extractor fan, laminate flooring, and an electric panel heater.

## GARDEN

The property benefits from well maintained communal gardens, managed and maintained by the management company.

## PARKING

The property benefits from a large communal parking area for residents.

## HEATING

The property benefits from programmable electric heaters. The electric boiler provides domestic hot water.

## DOUBLE GLAZING

UPVC double glazing throughout.

## COUNCIL TAX BAND

Band A.

## ENERGY PERFORMANCE CERTIFICATE

Band D.

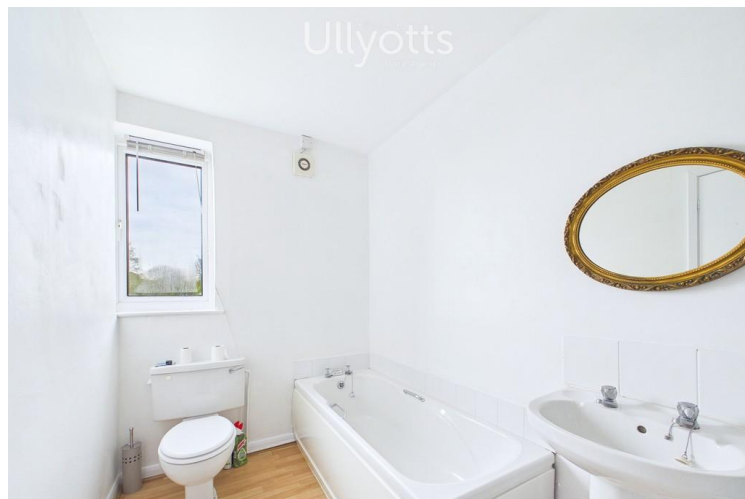
## PAYMENTS

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

One month's rent: £ 565.00

Damage Deposit: £ 650.00

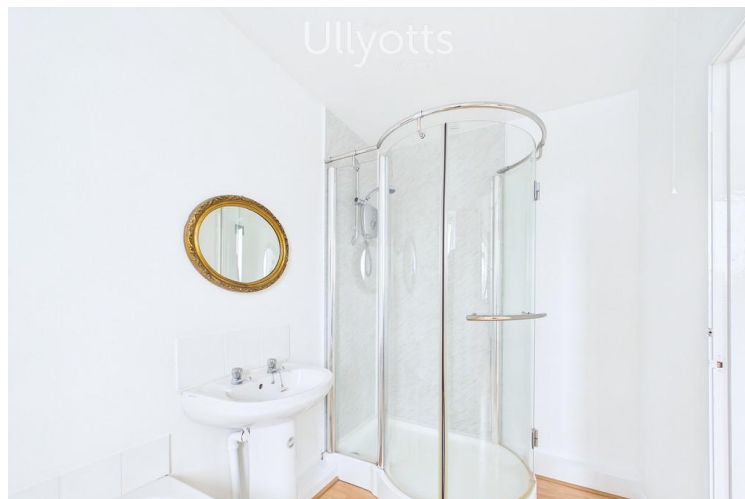
Total: £1215.00



Bathroom



Bathroom - Virtually Staged



Bathroom



### SERVICES

Mains water, drainage, electric 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.

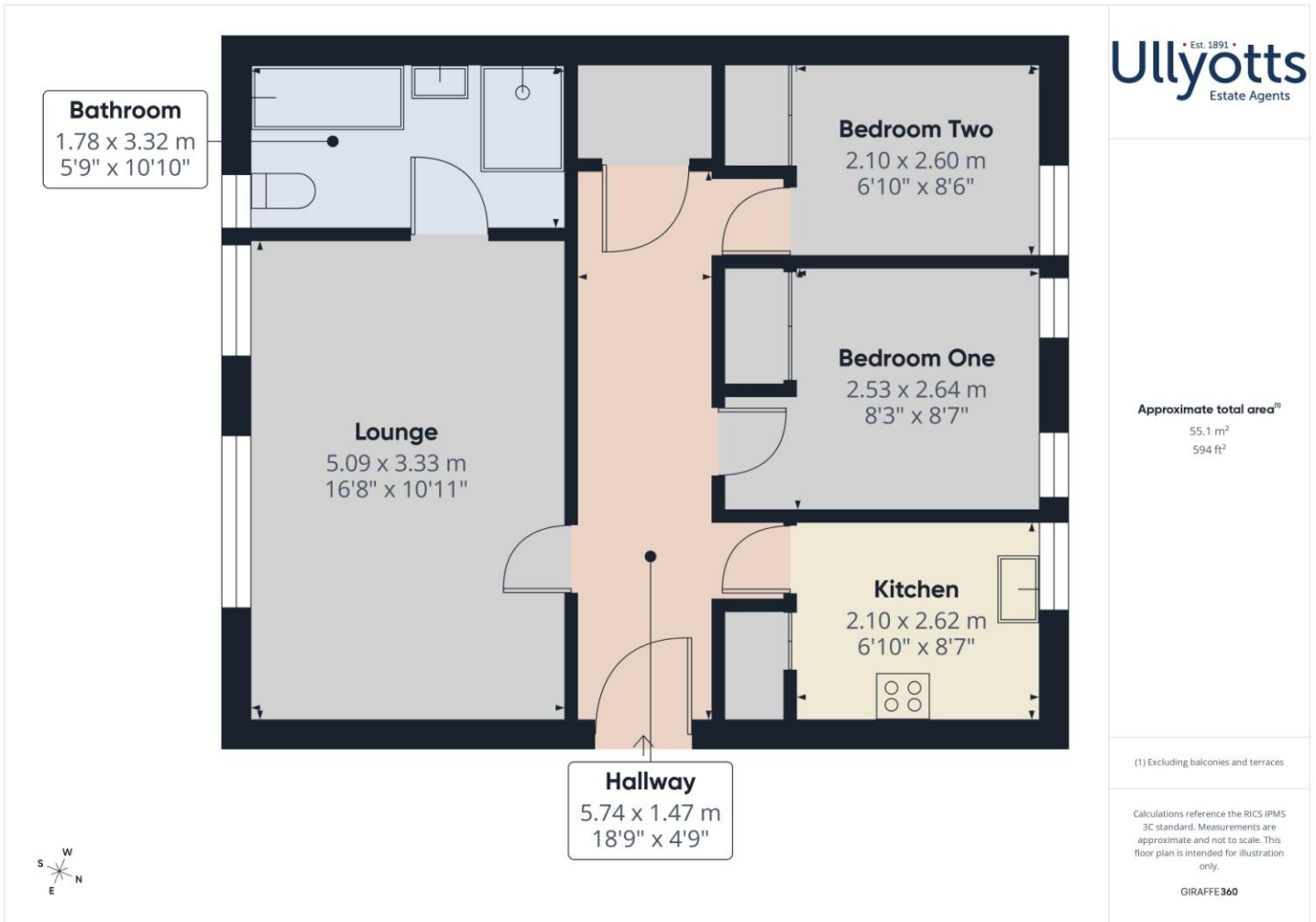
However, the landlord is not responsible for the replacement or repair of these items.

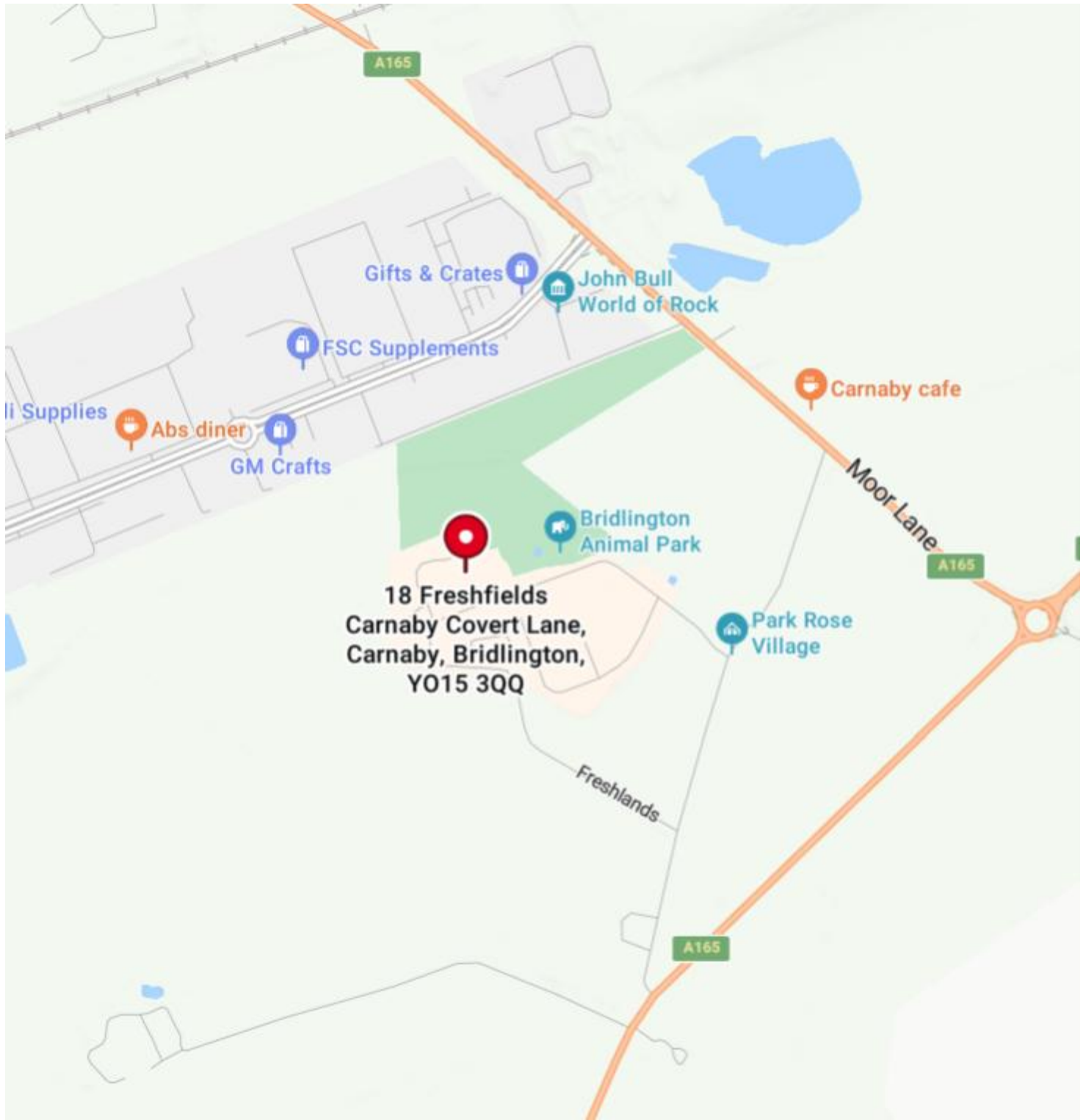
### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.  
Strictly by appointment with Ulyotts.

Regulated by RICS

The digitally calculated floor area is 49 sq m (527 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.





**18 Freshfields**  
Carnaby Covert Lane,  
Carnaby, Bridlington,  
YO15 3QQ

# Ulllyotts

EST 1891



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