



38 Milner Road  
Bridlington  
YO16 7LP

GUIDE PRICE

**£137,000**

2 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401





Lounge

 2
  1
  1
  Off Road Parking
  Gas Central Heating

### 38 Milner Road, Bridlington, YO16 7LP

A rare opportunity to acquire a two-bedroom detached house that is a blank canvas as ready for the new owner to put their own stamp on decor and floor coverings. The property benefits from off road parking and a good-sized rear garden and would be perfect for a first-time buyer, someone looking to downsize or to purchase as an investment.

The property is situated just a stone's throw from Queensgate and is handily positioned for local amenities. Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory

Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences.

The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.



Kitchen / dining area



Kitchen



Bedroom 1



Bedroom 2

## Accommodation

### PORCH

The entrance is via a glazed uPVC door into the porch which is made from part brick and part uPVC construction and benefits from vinyl tiled flooring and glazed wooden door to:

### ENTRANCE HALL

With stairs to first floor landing and door to:

### LOUNGE

14' 5" x 14' 0" (4.409m x 4.274m)

With a bay window to the front elevation allowing natural light. coving, archway alcoves, gas fire with stone hearth and feature wooden surround, radiator, understairs storage cupboard and door to:

### DINING KITCHEN

17' 1" x 8' 0" (5.218m x 2.463m)

With a range of wall and base units with work top

over, vinyl tiled flooring, wall mounted gas central heating boiler, gas hob and built in over, built in fridge freezer and space for washing machine. Stainless steel sink and drainer with mixer tap, inset spot lighting, breakfast bar which is useful for a built-in dining area and two windows to the rear elevation that look onto the garden and uPVC door to the garden.

### BEDROOM 1

14' 2" x 9' 0" (4.319m x 2.755m)

With window to the front elevation, radiator and storage cupboard.

### BEDROOM 2

8' 7" x 7' 11" (2.625m x 2.435m)

With window to the rear elevation overlooking the garden and radiator.





WC



Bathroom



## BATHROOM

8' 2" x 7' 10" (2.513m x 2.411m)

With window to the rear elevation, panelled bath, wash hand basin, vinyl flooring, partially tiled walls, radiator, storage cupboard and extractor fan.

## WC

A separate WC with window to the side elevation, partially tiled walls, vinyl flooring, WC and wash hand basin.

## OUTSIDE

To the rear the garden is half hard standing and half lawn and benefits from a fence and hedged boundary with garden shed.

To the front, the property sits back from the roadside with dropped kerb and gravelled off street parking area.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.



## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## COUNCIL TAX BAND - RATED A

## ENERGY PERFORMANCE CERTIFICATE - AWAITING

## SERVICES

All mains services are available at the property.

## 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. In the event of a property being extended or altered from

its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## WHAT'S YOURS WORTH?

As local specialists with over 100 years' experience in property, why would you trust any other agent with the sale of your most valued asset?

**WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW**

\*by any local agent offering the same level of service.

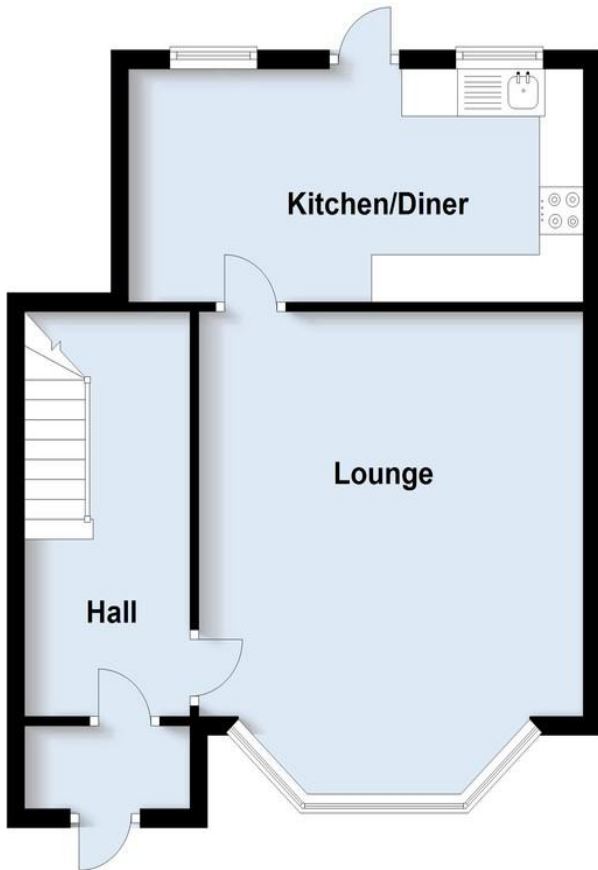
## VIEWING

Strictly by appointment with Ulllyotts call 01262401401

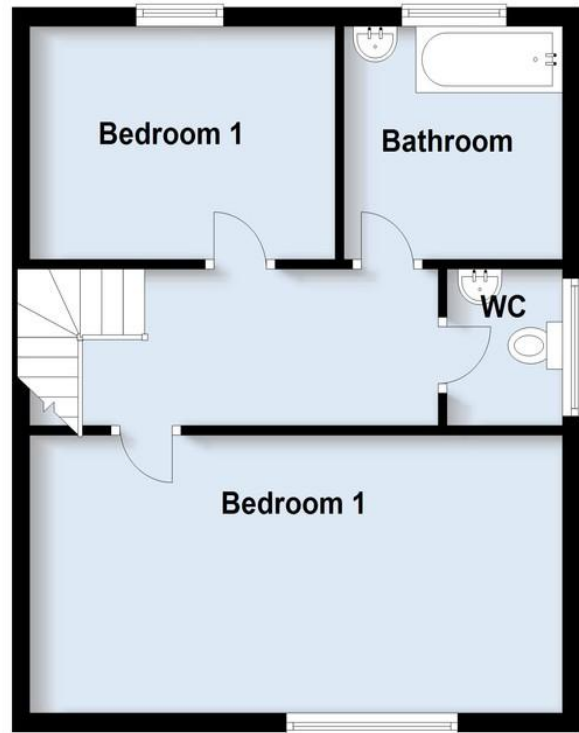


The stated EPC floor area, (which may exclude conservatories),  
is approximately 66 sq m

**Ground Floor**



**First Floor**



# Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*

# ■ Ulllyotts ■

EST 1891



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