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EST 1891



Mill Dene, 40 Mill Lane
Bridlington

YO16 7AR

OFFERS IN REGION OF

£250,000

3 Bedroom Detached Dormer Bungalow

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01262 401401



Garden



2/3



2



1



Garage



Gas Central Heating

Mill Dene 40 Mill Lane, Bridlington, YO16 7AR

This 2/3 bedroom detached dormer bungalow sits on a generous plot, offering immaculate gardens to the side and rear. The spacious lounge provides a bright and welcoming area, while the dining kitchen is perfect for everyday meals. A versatile downstairs room can be used as a bedroom or office, complemented by a well-equipped bathroom. Upstairs are two well-proportioned bedrooms. The property also benefits from internal access to a staircase leading down to the garage, which includes a utility area and WC.

Mill Lane in Bridlington is a sought-after residential location that combines convenience with a peaceful atmosphere. Lined with a mix of charming homes, the area offers a welcoming community feel while being just a short distance from local amenities and shops in the close by old town. Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities.

The area is served by excellent schools, including New Pasture Lane and Burlington Primary Schools (ages 3-11) and Bridlington School (ages 11-18). Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, historic harbour and traditional seaside charm. Offering a mix of coastal walks, independent shops and modern amenities, the town provides a relaxed yet vibrant lifestyle. With excellent transport links and a welcoming community, it's a perfect destination for those looking to enjoy the best of coastal living.



Entrance Porch



Entrance Hall



Lounge



Dining Area

Accommodation

ENTRANCE PORCH

7' 3" x 4' 0" (2.22m x 1.22m)

The property is accessed through a glazed uPVC door, leading into an entrance porch featuring tiled flooring for durability and practicality. The space includes a convenient coat hanging area and provides access to the main hall.

ENTRANCE HALL

9' 10" x 6' 9" (3.02m x 2.06m)

Upon entering, you enter into a spacious L-shaped hallway with coving and a radiator. A convenient storage cupboard with shelving provides ample organization options. The hallway offers seamless access to all rooms and includes a staircase leading to the first-floor bedrooms. Additionally, internal access to a staircase descends to the garage, which then offers access to a utility area and a WC.

LOUNGE

19' 10" x 13' 11" (6.06m x 4.26m)

The lounge is a bright and inviting space, featuring windows on both the front and side elevations that allow natural light to fill the room. The inclusion of two

radiators ensures a warm and comfortable environment.

DINING AREA

11' 5" x 7' 4" (3.50m x 2.25m)

A rear-facing window, coving and a radiator along with a convenient storage cupboard that houses the gas central heating boiler and offers additional storage. An open archway connects the room to the kitchen, making it an easy transition from the dining room to the kitchen.

KITCHEN

12' 4" x 9' 7" (3.76m x 2.94m)

The kitchen features a door leading to the rear of the property, providing easy outdoor access, while a side window allows natural light. The floor is finished with durable vinyl, a range of wall and base units, along with a display unit, provide ample storage, all topped with a tiled work surface and matching splashback. A 1 1/2 bowl sink with a mixer tap sits beneath the window and there is designated space for a double oven, an electric hob and an extractor fan.



Kitchen



Bedroom 1



Bathroom

BEDROOM 1

11' 6" x 10' 3" (3.52m x 3.14m)

Currently used as a crafts room, this versatile space could also serve as a ground-floor bedroom. A rear-facing window, coving, radiator, a stylish feature and shelving provides practical storage.

BATHROOM

8' 5" x 5' 11" (2.59m x 1.81m)

The well-equipped bathroom features a side-facing window that brings in natural light. The walls are partially tiled and the flooring offers a tiled effect vinyl floor. It includes a panelled bath and a separate shower cubicle fitted with an electric shower. A wash hand basin and WC complete the suite. Additional features such as a radiator, coving and an extractor fan ensure ventilation.

LANDING

The first floor landing offers storage cupboards and doors to both bedrooms.

BEDROOM 2

11' 7" x 11' 1" (3.54m x 3.38m)

With a window to the front elevation, wall lighting, coving, a radiator and fitted wardrobes with hanging space.



Staircase to First Floor

BEDROOM 3

11' 7" x 10' 6" (3.55m x 3.21m)

With a window to the rear elevation, coving, radiator, wall lighting and fitted wardrobes.

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.

OUTSIDE

The garden extends to the side and rear of the property, benefiting from its desirable position. Mainly laid to lawn, it provides a spacious outdoor area, enclosed by a fenced boundary for privacy. Vibrant shrubs and plants add a splash of color, enhancing the garden's appeal. A paved area offers the perfect spot for outdoor seating or dining. Additionally, a summer house and a metal garden shed provide valuable extra storage space for garden tools and equipment.



Bedroom 2



Bedroom 3



Garden



Garage

GARAGE

The garage offers wooden doors and benefits from power and light. A personnel door into a staircase to the main entrance hall inside the property and a door leading to the utility area and WC.

UTILITY ROOM

The utility room is accessed from the garage and benefits from windows to the side and rear. A practical work surface and shelving provide ample room for storing washing products and essentials. There is dedicated space and plumbing for both a washing machine and dryer, ensuring convenience for laundry tasks. A radiator adds warmth, while additional shelving enhances storage options.

WC

With a window to the side elevation and a WC.

PARKING

To the front, a sloping driving offers ample parking and access to the garage. Additional parking is on a raised level and is currently used for parking a caravan.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - E

ENERGY PERFORMANCE CERTIFICATE - RATED E

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.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

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The stated EPC floor area, (which may exclude conservatories),
is approximately 110 sq m



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

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