



32 Milner Road  
Bridlington  
YO16 7LP

ASKING PRICE OF

**£160,000**

**3 Bedroom Mid Terraced House**



Garden

 3
  2
  1
  Off Road Parking
  Gas Central Heating

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

This well presented mid-terraced home offers spacious accommodation, making it an ideal choice for first-time buyers or families. The property features a good-sized hallway leading to a comfortable lounge, separate dining room and a fitted kitchen, along with a convenient downstairs bathroom. Upstairs, there are three bedrooms and a WC. Externally, the home benefits from off-road parking to the front and an enclosed rear garden.

The Milner Road area in Bridlington is just north of the town centre and is a vibrant and well-served location, ideal for families, first time buyers or people looking to downsize but still reside in a convenient location. Nestled between Fortyfoot and St. John's Street, the area benefits from a wide range of amenities, including a nursery, hairdresser, café, fish and chip shop, convenience store and beauticians. Aldi is also within comfortable walking distance. Queensgate Park is a

pleasant green open recreational space. Dukes Park is the home to Rugby, Football, Tennis and Bowls and is a great open green space. The area is also served by excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College.

Bridlington is a charming seaside town on the Yorkshire coast, perfect for families seeking a vibrant yet relaxed lifestyle. It offers award-winning sandy beaches, a bustling harbour, it is the Lobster Capital and has a wide range of attractions including a leisure centre, ice-cream parlours, children's parks and family-friendly eateries. Excellent schools, convenient shopping facilities and regular transport links make it a practical choice, while nearby nature reserves and coastal walks offer plenty of opportunities for outdoor adventures.



Entrance Hall



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

14' 9" x 5' 8" (4.50m x 1.75m)

Entrance to the property is via a glazed uPVC door opening into a spacious entrance hall with radiator, stairs rising to the first-floor landing, a useful under-stairs storage cupboard, and doors leading to the lounge and downstairs bathroom.

### LOUNGE

14' 9" x 11' 4" (4.50m x 3.46m)

The lounge benefits from a window to the front elevation, radiator, wall-mounted electric fire set on a feature wall with decorative wallpaper, wall lighting and a door leading through to the kitchen.

### DINING ROOM

8' 5" x 7' 8" (2.58m x 2.36m)

The dining room flows seamlessly from the kitchen and is bright and airy with a window and glazed uPVC doors opening to the rear garden. A feature wallpapered wall adds character, while a radiator and ample space for a dining table make it an ideal setting for family meals or entertaining.

### KITCHEN

11' 3" x 8' 0" (3.44m x 2.44m)

The kitchen offers a range of wall, base and drawer units with a worktop over and a contrasting splashback, complemented by under-counter lighting and wood-effect vinyl flooring. There is space for appliances such as a washing machine, fridge-freezer and an additional under-counter area currently used as a breakfast bar. Fitted appliances include a Beko electric oven, four-ring gas hob with extractor fan, and a stainless steel sink and drainer with mixer tap, all illuminated by a window to the rear elevation. An open plan layout flows seamlessly into the dining area, creating a bright and sociable space.

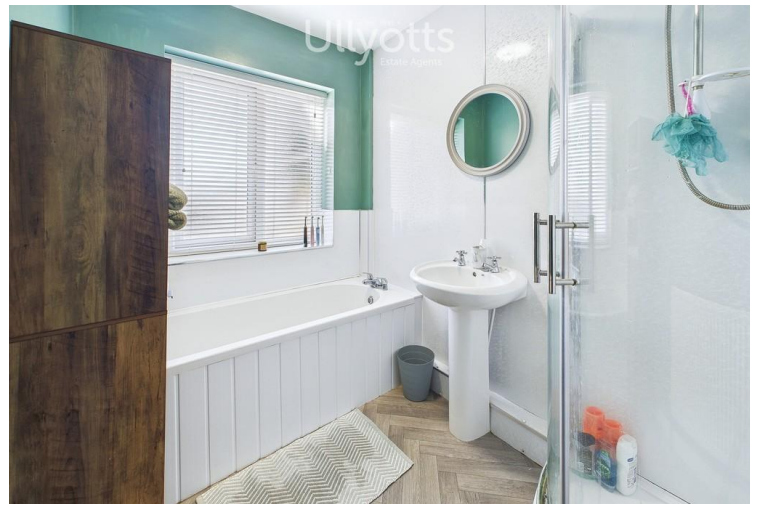
### BATHROOM

8' 0" x 5' 10" (2.45m x 1.78m)

The downstairs bathroom is well-appointed, featuring a rear-facing window, panelled bath, wash hand basin and a corner shower unit with sliding doors, electric shower and sleek wet wall surround. A radiator and stylish grey herringbone vinyl flooring complete the space.



Kitchen



Bathroom



Landing



Bedroom 1

### FIRST FLOOR LANDING

11' 1" x 5' 9" (3.38m x 1.76m)

The spacious first-floor landing provides access to all three bedrooms, the WC and the loft.

### BEDROOM 1

14' 9" x 12' 4" (4.51m x 3.76m)

The master bedroom is generously proportioned, featuring a window to the front elevation and finished with a radiator, offering a bright and spacious room.

### BEDROOM 2

13' 3" x 8' 2" (4.06m x 2.50m)

The second bedroom features a window to the rear elevation, a radiator, and a fitted storage cupboard housing the gas central heating boiler.

### BEDROOM 3

8' 9" x 6' 10" (2.67m x 2.10m)

The third bedroom benefits from a window to the front elevation, feature wallpapered wall and a radiator.

### WC

5' 10" x 2' 9" (1.80m x 0.84m)

The WC is fitted with a rear-facing window, WC, wash hand basin and wood-effect vinyl flooring.

### 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.

### PARKING

To the front, the property features a paved forecourt providing off-street parking for at least two vehicles.



Bedroom 2



Bedroom 3



WC



Rear Elevation

## OUTSIDE

A shared passage to the side offers gated access to the rear garden and convenient bin access.

To the rear, the enclosed garden features a paved patio and a lawn, providing the perfect space for outdoor seating or dining. A designated paved area discreetly accommodates bin storage, keeping the garden tidy and uncluttered.

## 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 - A

## ENERGY PERFORMANCE CERTIFICATE - RATED C

## 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

Regulated by RICS

The digitally calculated floor area is 71 sq m (764 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Ulllyotts  
Estate Agents

Approximate total area<sup>(1)</sup>  
79.6 m<sup>2</sup>  
854 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



32 Milner Road

BRIDLINGTON

▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Drifffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

**www.ullyotts.co.uk**



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