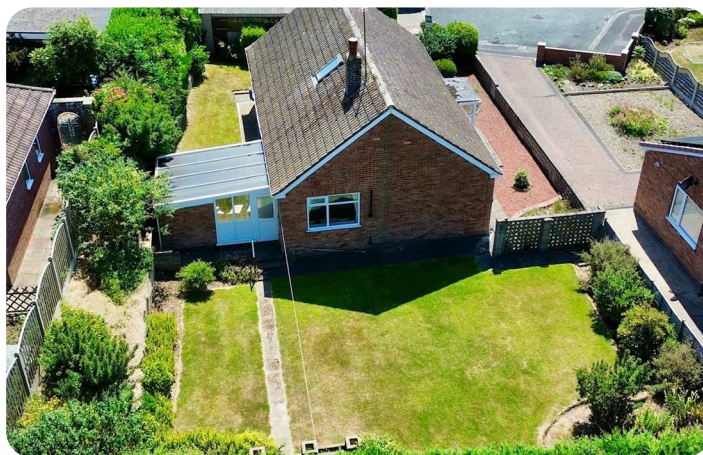




**13 Millfield Road, Bridlington, YO16 7AS**

**Price Guide £235,000**





# 13 Millfield Road

Bridlington, YO16 7AS

## Price Guide £235,000



Welcome to this charming detached bungalow on Millfield Road in the sought-after location of Bridlington.

You will be pleasantly surprised by the deceptively spacious layout and the property sits on a good-sized plot with beautifully maintained gardens, perfect for enjoying the outdoors or entertaining guests.

With no ongoing chain, making the buying process smooth and hassle-free.

Located just off Marton Road, within convenient access of the Old Town with its array of shops, eateries and galleries and bus stop routes.

The property comprises: Ground floor: lounge, kitchen, breakfast room, upvc utility, dining room, one double bedroom and bathroom. First floor: two further double bedrooms. Exterior: good size gardens, private double driveway & double garage.

Don't miss out on the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

### Entrance:

Upvc double glazed door into outer porch. Upvc double glazed door into a spacious inner hall, built in cloak cupboard and central heating radiator.

### Lounge:

16'4" x 11'10" (5.00m x 3.63m)

A spacious front facing room, gas fire with wood surround, upvc double glazed window and central heating radiator.

### Dining room:

13'7" x 12'0" (4.15m x 3.66m)

A side facing room, understairs storage cupboard, upvc double glazed window, central heating radiator and staircase to the first floor.

### Kitchen:

9'10" x 9'8" (3.01m x 2.97m)

Fitted with a range of base and wall units, sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge, upvc double glazed window and upvc double glazed door into the utility.

### Breakfast room:

9'10" x 6'5" (3.02m x 1.98m)

A rear facing room, built in storage cupboards, upvc double glazed window and central heating radiator.

### Upvc utility:

10'0" x 6'11" (3.06m x 2.13m)

Plumbing for washing machine, tiled floor, upvc double glazed door to the front elevation and upvc double glazed door onto the garden. Access to two small brick built outbuildings for storage.

### Bedroom:

14'0" x 9'11" (4.27m x 3.03m)

A spacious front facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

### Bathroom:

6'11" x 6'2" (2.11m x 1.90m)

Comprises a modern suite, shower cubicle with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### First floor:

Built in storage cupboards.

**Bedroom:**

10'11" x 8'10" (3.35m x 2.71m)

A side facing double room, built in wardrobe and upvc double glazed window.

**Bedroom:**

11'0" x 8'8" (3.37m x 2.65m)

A side facing double room, built in wardrobes, access to the eaves for storage and velux window.

**Exterior:**

To the front of the property is a walled frontage with borders of shrubs and bushes. Paved to pebbles.

**Garden:**

To the rear of the property is a private fenced garden, mainly lawn with well established flower beds and hedged borders.

**Double garage:**

Two up and over doors, power and lighting.

**Notes:**

Council tax band: D

**Purchase procedure**

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

**General Notes:**

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



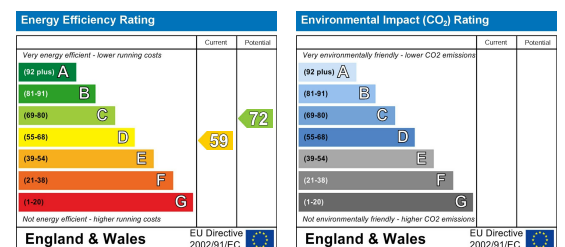
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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