



1 Milford Avenue, Bridlington, YO16 7AU

Price Guide £199,950



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Welcome to Milford Avenue, Bridlington a detached bungalow situated on a good size corner plot.

Recent upgrades enhance the appeal of this property, including a newly fitted bathroom and a modern boiler that comes with a reassuring 8-year guarantee. The majority of the windows have also been replaced, contributing to improved energy efficiency and comfort. Furthermore, the inclusion of blinds and curtains adds a touch of convenience, allowing you to settle in without the hassle of additional purchases.

Situated within easy reach of Bridlington's charming old town, residents will enjoy convenient access to a variety of shops, galleries, eateries, and public houses, all just a short distance away. The local bus routes further enhance the accessibility of this lovely area.

With no ongoing chain, this bungalow presents an excellent opportunity for a swift and straightforward purchase. If looking to downsize this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

Entrance:

Upvc double glazed door into inner hall, oak flooring, loft access and central heating radiator.

Lounge:

12'8" x 11'10" (3.87m x 3.63m)

A front facing room, oak flooring, inset fireplace, two upvc double glazed windows and central heating radiator.

Kitchen:

11'5" x 8'10" (3.50m x 2.70m)

Fitted with a range of base and wall units, sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, gas combi boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

Bedroom:

12'5" x 11'6" (3.80m x 3.52m)

A front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

11'11" x 11'5" (3.65m x 3.50m)

A side facing double room currently used as a dining room, upvc double glazed window and central heating radiator.

Bathroom:

7'6" x 6'5" (2.31m x 1.96m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front and side of the property is a open plan garden with pebbles and lawn. Private paved driveway leading to the garage. Gated access to the rear garden.

Garden:

To the rear of the property is a low maintenance fenced garden. Paved and large decked patio. Outside water point.

Garage/workshop:

Upvc double glazed french doors to the front elevation, upvc double glazed stable door to the rear, store room, bar area. power, lighting and central heating radiator.

Notes:

Council tax band: C

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.



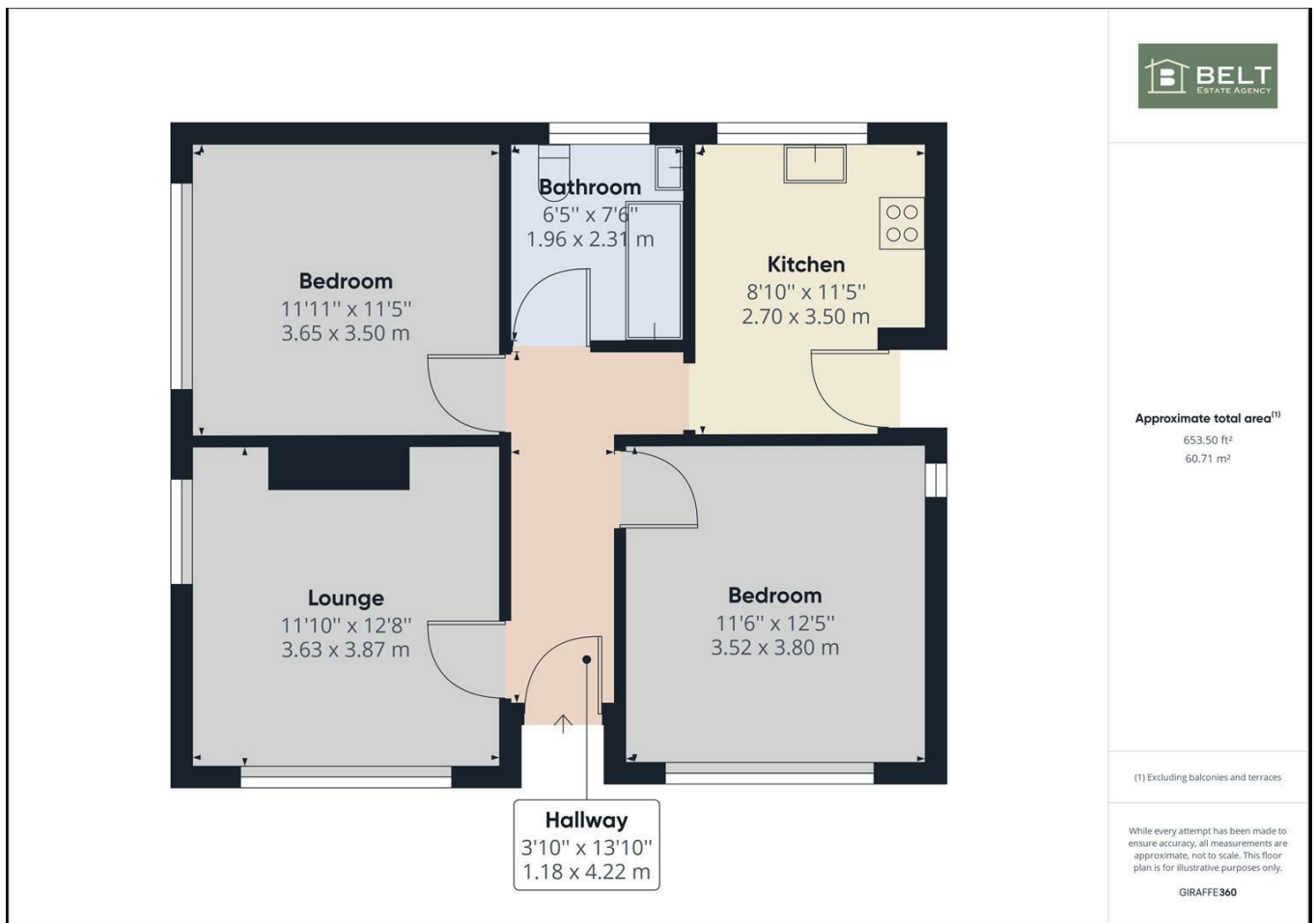
Road Map

Hybrid Map

Terrain Map



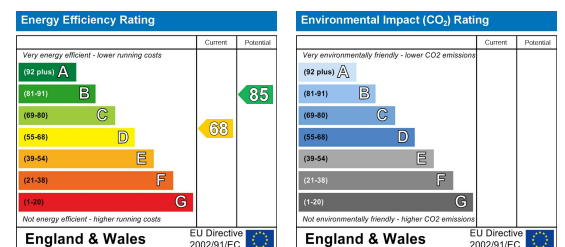
Floor Plan



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.