



17 Milner Road, Bridlington, YO16 7LW

Price Guide £149,950



17 Milner Road

Bridlington, YO16 7LW

Price Guide £149,950



Welcome to Milner Road in the coastal town of Bridlington. This end terrace house presents an excellent opportunity for first-time buyers seeking a property to make their own.

Boasting a reception room and a sun room this home offers ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is perfect for families or those looking for extra room.

The property benefits from a new roof and a new boiler, ensuring peace of mind for the new owner.

With parking available for three vehicles, convenience is at your doorstep.

The absence of an ongoing chain allows for a smooth transition into your new home.

Situated in a residential location just off Queensgate, this property is ideally placed near a local parade of shops and various sports facilities. Families will appreciate the proximity to East Riding College and local primary schools, making it an ideal choice for those with children. Additionally, easy access to the town centre and bus routes enhances the appeal of this home.

Entrance:

Upvc double glazed door into inner hall, tiled floor, central heating radiator and understairs storage cupboard.

Lounge:

14'11" x 11'6" (4.57m x 3.51m)

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

Kitchen:

11'6" x 7'10" (3.51m x 2.41m)

Fitted with a range of base and wall units, composite sink unit, extractor, part wall tiled, plumbing for washing machine and dishwasher, upvc double glazed window and central heating radiator.

Sun room:

10'3" x 8'2" (3.14m x 2.51m)

Over looking the garden, two upvc double glazed windows and upvc double glazed door.

Bathroom:

7'11" x 5'11" (2.42m x 1.81m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

First floor:

Central heating radiator.

Bedroom:

15'0" x 10'8" (4.58m x 3.26m)

A spacious front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 7'10" (3.51m x 2.40m)

A rear facing double room, built in storage cupboard housing gas combi boiler fitted in 2024, upvc double glazed window and central heating radiator.

Bedroom:

8'7" x 6'11" (2.64m x 2.13m)

A front facing single room, upvc double glazed window and central heating radiator.

Wc:

6'0" x 2'11" (1.85m x 0.89m)

Wc, wash hand basin with vanity unit and upvc double glazed window.

Exterior:

To the front of the property is a private block paved driveway with parking for three cars.

Garden:

To the rear of the property is a fenced garden, paved patio to artificial lawn, decked patio with gazebo and a timber built shed.

Notes:

Council tax band A

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



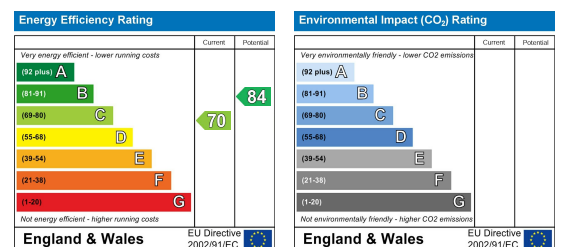
Floor Plan



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.



www.beltsestateagents.co.uk

