



Mill Dene, 40 Mill Lane
Bridlington
YO16 7AR
OFFERS IN REGION OF
£265,000

3 Bedroom Detached Dormer Bungalow



Garden



3



1



1



Garage



Gas Central Heating

40 Mill Lane, Bridlington, YO16 7AR

This 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 a further two double 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. Bridlington's rich heritage, lively promenade and access to stunning countryside make it an attractive location for residents and visitors alike. With excellent transport links and a welcoming community, it's a perfect destination for those looking to enjoy the best of coastal living.



Entrance Hall



Hallway



Lounge



Virtually Staged Lounge

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/OFFICE

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.



Dining Room



Virtually Staged Dining Room



Kitchen



Virtually Staged Kitchen

BEDROOM 1

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

A versatile ground-floor bedroom. A rear-facing window, coving and a radiator.

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.

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.

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.



Bedroom 1



Virtually Staged Bedroom 1



Bathroom



Bedroom 2

WC

With a window to the side elevation and a WC.

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 colour, 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.

PARKING/GARAGE

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. 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.

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.



Virtually Staged Bedroom 2



Bedroom 3



Virtually Staged Bedroom 3



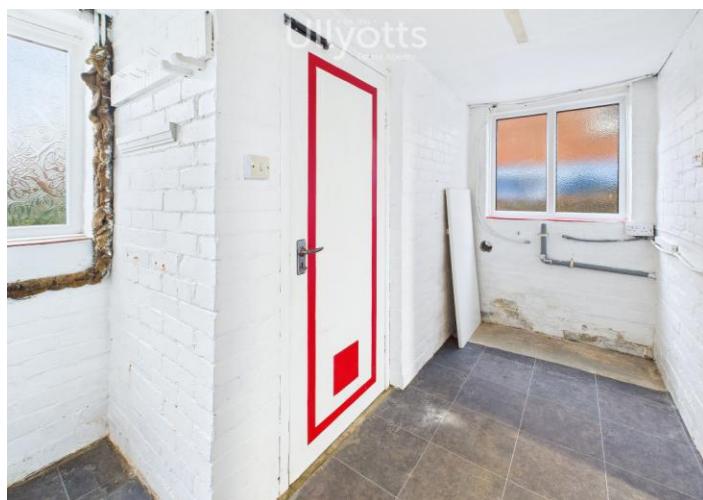
Garden



Garage Interior



Garage



Utility Room



Garden



Rear Elevation



Garden

The digitally calculated floor area is 110 sq m (1,184 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



VIEWING

Strictly by appointment with Ullyotts 01262 401401 Option 1

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ESTATE AGENTS





Mill Dene, 40 Mill Lane



Testimonials

“ Ullyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ullyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

“ The team at Ullyotts were great to deal with during our recent house purchase. A very professional team.

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ullyotts. Great Job!

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Ullyotts

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