



1 Milford Avenue
Bridlington
YO16 7AU

GUIDE PRICE

£199,950

2 Bedroom Detached Bungalow



Garden



2



2



1



Garage, Off
Road Parking



Gas Central Heating

1 Milford Avenue, Bridlington, YO16 7AU

Situated on a corner plot in a popular location, this pleasant, detached bungalow offers well-presented, single-level living with no onward chain. The accommodation includes a comfortable lounge, fitted kitchen, two bedrooms and a modern shower room. Outside, the property benefits from a garage, off-road parking and a private rear decked garden-ideal for relaxing or entertaining.

Milford Avenue close to Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. 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 offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Entrance Hall



Lounge



Lounge



Kitchen

Accommodation

ENTRANCE HALL

13' 9" x 3' 10" (4.21m x 1.19m)

Entrance to the property is via a glazed uPVC door into a welcoming hallway featuring oak flooring, coving and a radiator. There is a loft hatch with pull-down ladder providing access to a partially boarded loft with light, and doors leading to all rooms.

LOUNGE

12' 6" x 11' 10" (3.83m x 3.61m)

The lounge is light and airy, benefiting from a south-facing front window and an additional side window that flood the room with natural light. Oak flooring flows seamlessly from the hallway, complemented by coving and a radiator. An inset display shelf with a stone hearth and wooden mantelpiece creates an attractive focal point.

KITCHEN

11' 5" x 8' 9" (3.48m x 2.69m)

The kitchen is fitted with a range of wooden wall, base and drawer units with wood-effect worktops and a tiled splashback, complemented by vinyl tiled flooring. A ceramic sink and drainer with mixer tap sits beneath a rear-facing window. Integrated appliances include a Logik eye-level oven and grill, four-ring gas hob with stainless steel splashback, and a wall-mounted Glow-Worm gas central heating boiler. Space for additional appliances, including a washing machine and fridge freezer. A radiator and a glazed uPVC door providing side access complete the space.

BEDROOM 1

12' 4" x 11' 5" (3.78m x 3.49m)

The master bedroom is bright and airy, benefiting from dual-aspect windows including a south-facing window to the front and an east-facing window to the side. The room is finished with coving and a radiator.



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2

BEDROOM 2

12' 0" x 11' 5" (3.68m x 3.48m)

The second bedroom, currently used as a dining area, offers versatile living space if two bedrooms aren't always required. It features a west-facing side window, laminate flooring, a feature wallpapered wall, coving, and a radiator.

SHOWER ROOM

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

The shower room is a modern, recently upgraded space, featuring a large shower tray with glass screen and double-head thermostatic shower, a vanity wash hand basin, and WC. A rear-facing window provides natural light and ventilation, complemented by an extractor fan, porcelain-tiled walls and floor, and a heated towel ladder.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

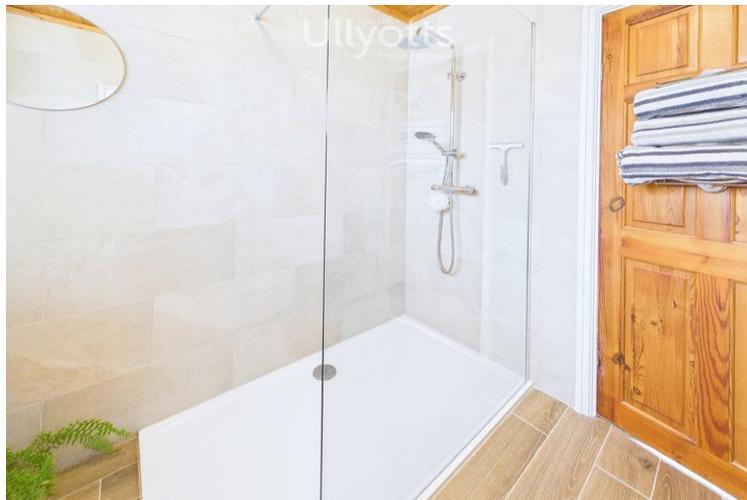
To the side of the property, an off-road parking space is situated in front of the garage, providing convenient parking.

GARDEN

The property occupies a corner plot set back from the road, featuring an open frontage with a part gravelled area, a pathway to the front entrance, and a lawn that wraps around the side. A gate to the right provides side access and leads to the rear, while the opposite side offers garage access, off-road parking, and a double wooden gate opening onto a paved pathway to the rear garden. The rear garden boasts a raised decked area, ideal for relaxing, seating, and dining, with a path that continues around the entire property.



Shower Room



Shower Room



Garden



Garage And Parking

GARAGE

11' 8" x 9' 1" (3.56m x 2.78m)

The garage is equipped with power and lighting, including inset spotlights, and features French doors to the front with security film on the glass. A section is partitioned with a sliding door to create a tool shed with a side window. A personal uPVC stable door provides direct access to the garden.

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 - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.

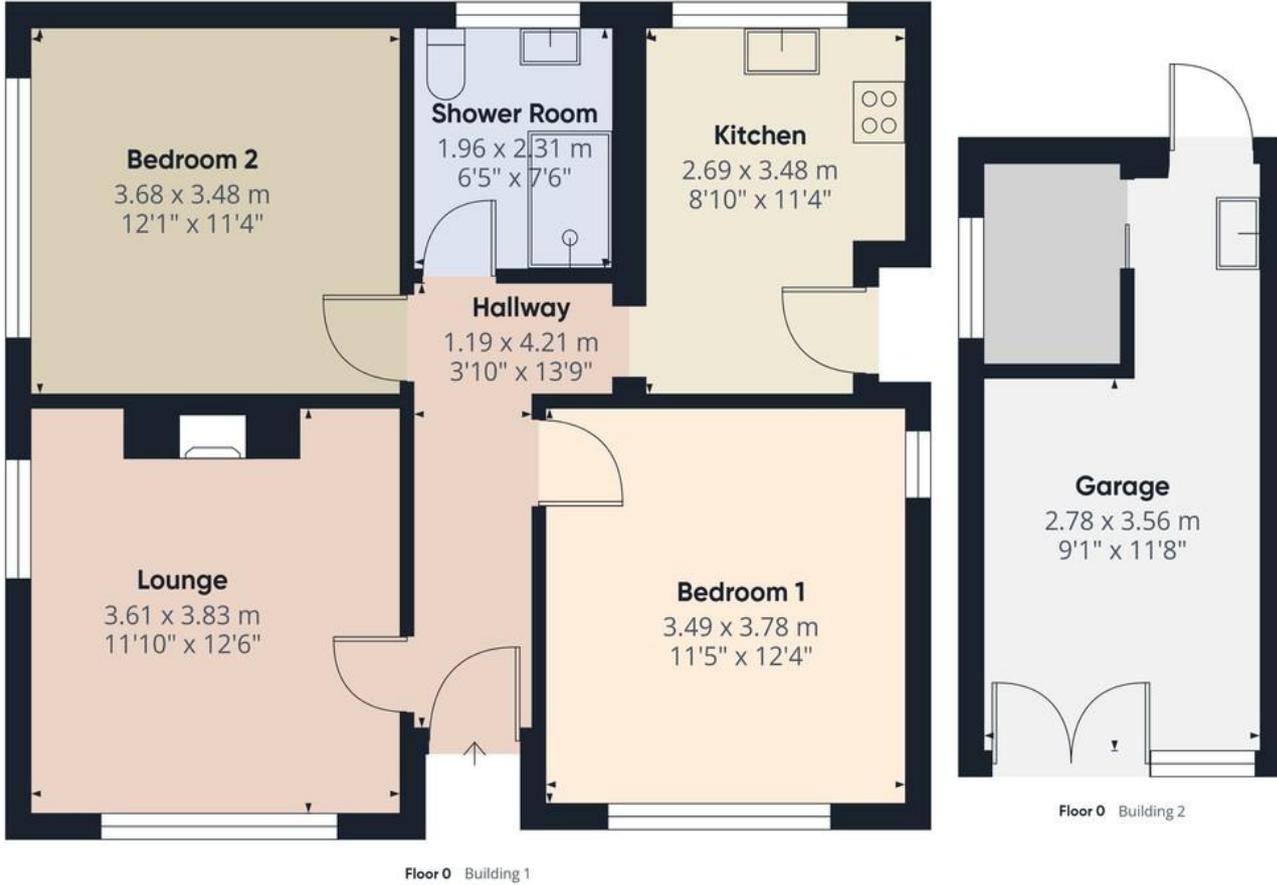
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 62 sq m (667 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
74.8 m²
805 ft²

(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



1 Milford Avenue



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