



6 Mill Gate
Bridlington
YO16 7AJ

ASKING PRICE OF

£179,950

2 Bedroom Semi-Detached Bungalow



Rear Elevation

 2
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

6 Mill Gate, Bridlington, YO16 7AJ

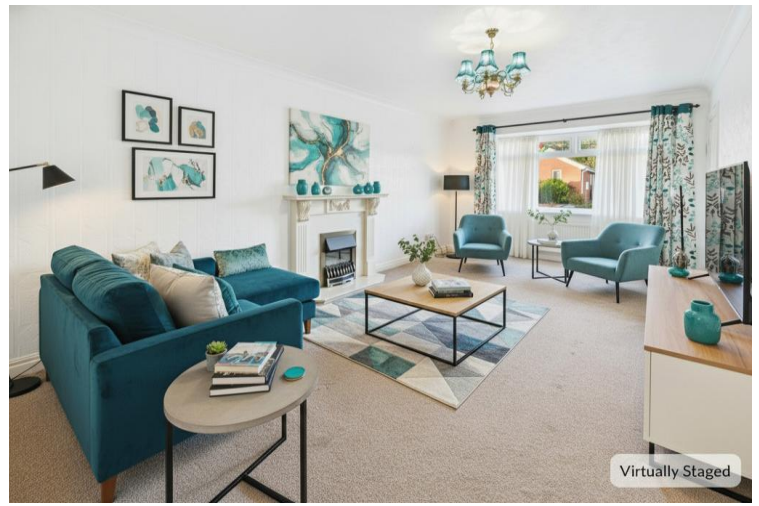
A delightful, well-presented two-bedroom bungalow on Mill Gate - combining comfortable living spaces, including a lounge, a light conservatory, kitchen, two bedrooms, a shower room and a private garden, garage and off-street parking in a peaceful cul-de-sac yet within easy reach of Bridlington's amenities and coast.

The property is situated 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 is a traditional and welcoming coastal town, known for its long sandy beaches, scenic promenade and relaxed pace of life. With a charming harbour, historic old town and beautiful cliff-top walks nearby, it offers a wonderful balance of natural beauty and everyday convenience. The town provides a good range of independent shops, cafés, and amenities, alongside excellent transport links and access to the Yorkshire countryside, making it an appealing place to enjoy comfort, community, and the seaside all year round.



Lounge



Virtually Staged Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE HALL

4' 9" x 2' 11" (1.46m x 0.91m)

The property is entered via a stained-glass uPVC door leading into a welcoming entrance hall, which provides access to the lounge and kitchen, along with a useful storage cupboard housing the gas central heating boiler.

LOUNGE

19' 3" x 10' 2" (5.87m x 3.12m)

The lounge is light and airy, enjoying a bay window to the front elevation that fills the room with natural light. It features attractive coving, a stylish electric fire set on a marble hearth as a focal point, and a cleverly designed fold-down dining table that maximises both space and practicality. The room is completed with a radiator and a door leading through to the inner hall.

KITCHEN

10' 2" x 7' 3" (3.10m x 2.21m)

The kitchen offers a good range of wall, base, drawer and display units with worktops over, complemented by a tiled splashback and vinyl flooring. A stainless-steel sink and drainer with mixer tap is positioned beneath a

window to the side elevation, while a uPVC door provides convenient access to the driveway. There is space for appliances including a washing machine, oven, and under-counter fridge and freezer.

INNER HALL

The inner hall provides access to both bedrooms and the wet room, and features a storage cupboard with shelving for towels and linen, as well as loft access.

CONSERVATORY

14' 7" x 6' 8" (4.47m x 2.04m)

The conservatory, accessed from the first bedroom, is of uPVC construction with floor-to-roof windows that flood the space with natural light and offer delightful views of the south-facing garden. Sliding doors provide direct access to the garden, creating a bright and inviting space to relax and enjoy the sunshine.



Conservatory



Virtually Staged Conservatory



Bedroom 1



Virtually staged Bedroom 1

BEDROOM 1

11' 10" x 9' 0" (3.62m x 2.75m)

Bedroom one features a uPVC door providing access to the conservatory, allowing an abundance of natural light to fill the room. It is fitted with a radiator and built-in wardrobes with overhead storage.

BEDROOM 2

8' 9" x 8' 7" (2.68m x 2.64m)

The second bedroom has a window to the rear, fitted wardrobes with sliding mirrored doors and a radiator.

WET ROOM

6' 5" x 5' 6" (1.96m x 1.69m)

The wet room features a side-facing window and fully tiled walls, complemented by vinyl wet-room flooring. It is fitted with an electric shower, a high-level WC and a radiator for added comfort.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING/GARAGE

22' 6" x 8' 11" (6.88m x 2.72m)

A paved driveway provides off-road parking access to the garden via double gates. The garage is fitted with a roller shutter door, power and lighting, and a personnel door giving direct access to the garden.

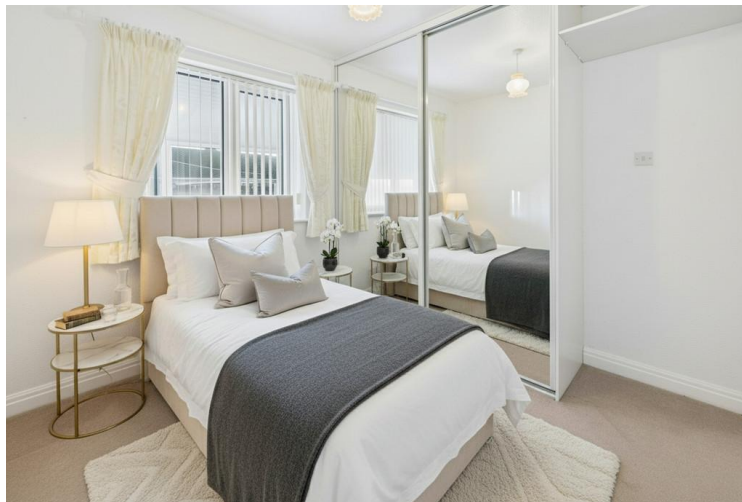
OUTSIDE

The south-facing garden enjoys a fenced boundary while remaining open to the driveway. It is low-maintenance, predominantly paved with a gravelled central area and a flower bed boarder, creating an attractive and easy-to-care-for outdoor space.

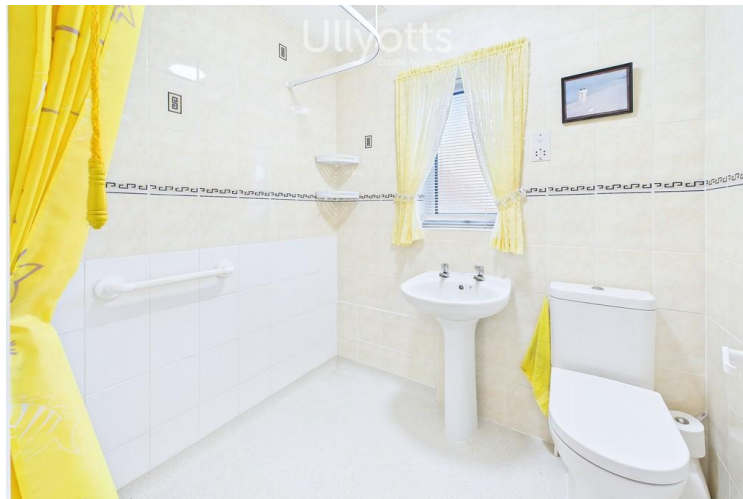
To the front, the property features a charming garden mainly laid to gravel and bordered with shrubs and plants.



Bedroom 2



Virtually Staged Bedroom 2



Wet Room



Garage

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 - B

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.

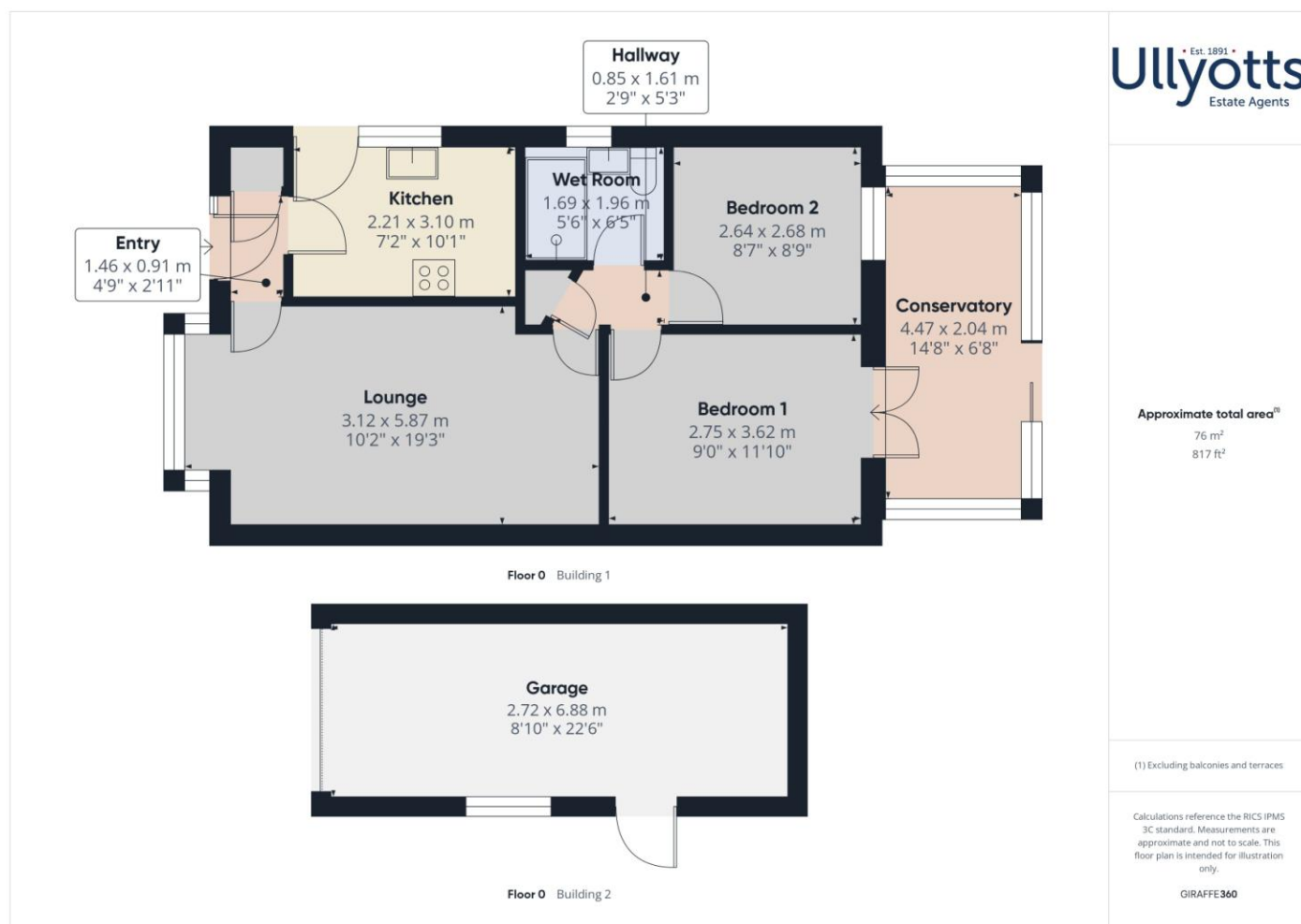
Floor plans are for illustrative purposes only.

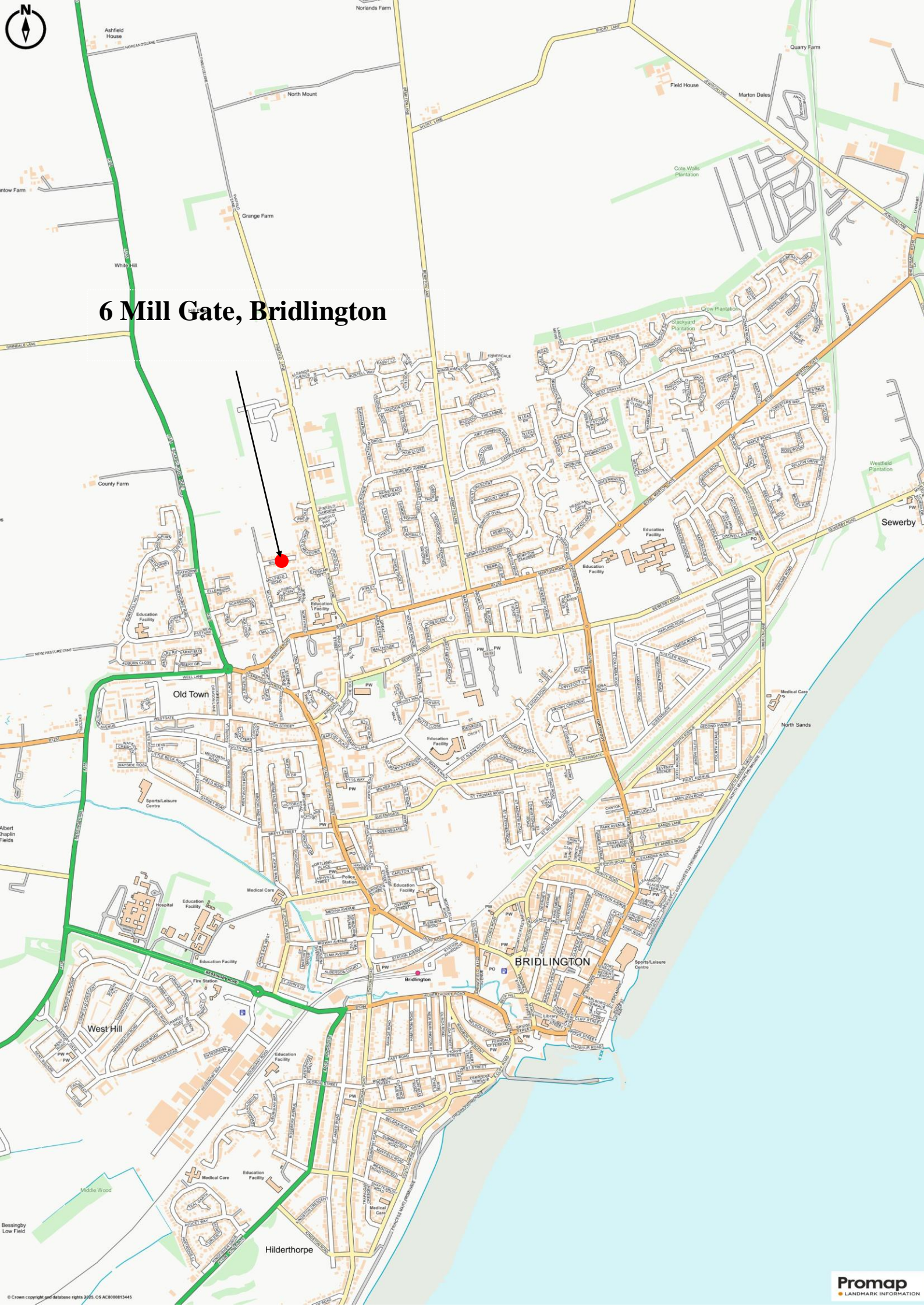
VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (76m²). This area may differ from the floor area on the Energy Performance Certificate.





6 Mill Gate, Bridlington

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales ▪ Property Management
- Valuations

