



7 Millfield Road
Bridlington
YO16 7AS

TO LET

£900 pcm

4 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen

 4  2  1  Garage, Off Road Parking  Gas Central Heating

7 Millfield Road, Bridlington, YO16 7AS

LOCATION

The property is located towards the northern end of Mill Lane, therefore being within walking distance of the Old Town conservation area and its shops, the Old High Street, Priory Church and Bayle Gate. Bus services are routed along Marton Road, which runs at the southern end of Mill Lane and are linked to the main town centre and surrounding areas. Shops for daily needs and Primary School are also within walking distance.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Lounge



Lounge



Kitchen



Kitchen

Accommodation

This is a great opportunity for somebody looking versatile accommodation, offering three to four bed rooms, two bath/shower rooms, a generous proportioned layout, good-sized garden to the front, raised decking to the rear, plenty of parking and garage.

ENTRANCE

6' 5" x 4' 0" (1.96m x 1.22m)

With uPVC entrance door, radiator, stripped wooden flooring and storage cupboard housing the gas central heating boiler.

LOUNGE

17' 11" x 11' 4" (5.46m x 3.45m)

With window to front elevation, feature fire place with gas fire, stripped flooring, dado rail, coving, wall lighting and radiator.

INNER HALLWAY

6' 3" x 2' 4" (1.91m x 0.71m)

With doors to:

LIVING AREA/DINING ROOM

13' 5" x 12' 6" (4.09m x 3.81m)

With ceiling spotlighting, stairs to first floor, stripped flooring, French doors to garden and open plan to kitchen.

KITCHEN

9' 11" x 8' 11" (3.02m x 2.72m)

With a range of wall, base and drawer units, glazed unit, breakfast bar, worktop over, double oven, gas hob and extractor. Space for fridge freezer and washing machine, kick board lighting, splashbacks, window to rear elevation and ceiling spotlighting.

BEDROOM 4 / OFFICE (GROUND FLOOR)

10' 5" x 8' 6" (3.18m x 2.59m)

With window to side elevation, radiator, ceiling spotlighting and stripped painted flooring.

SHOWER ROOM (GROUND FLOOR)

6' 1" x 5' 6" (1.85m x 1.68m)

Comprising vanity wash hand basin, low level WC and quadrant shower cubicle with thermostatic shower over and double glass doors. Fully tiled walls, vinyl flooring, window to side elevation, ceiling spotlighting and heated towel ladder.

FIRST FLOOR LANDING

With spotlighting and doors to:



Kitchen



Ground Floor Office/Bedroom 4



Shower Room



Shower Room

MASTER BEDROOM 1

12' 9" x 9' 11" (3.89m x 3.02m)

With window to rear elevation, radiator and laminate flooring.

ENSUITE

8' 6" x 6' 1" (2.59m x 1.85m)

Comprising jacuzzi bath with thermostatic shower over and glass shower screen, pedestal wash hand basin, large storage to eaves, fully tiled walls, heated towel ladder, ceiling spotlighting and velux window to front elevation.

BEDROOM 2

8' 9" x 8' 2" (2.67m x 2.49m)

With storage cupboard, laminate flooring, radiator and ceiling spotlighting.

BEDROOM 3

9' 11" x 9' 7" (3.02m x 2.92m)

With storage cupboard to eaves, laminate flooring, radiator, velux window to the rear and ceiling spotlighting.

GARAGE

A concrete sectional garage with up and over door.

OUTSIDE

The property has a very large frontage with a walled boundary, large lawn, greenhouse and a side driveway with parking for many vehicles.

To the rear is a decked area, patio and the garden is securely fenced.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £900.00

Damage Deposit: £1,030.00

Total: £1,930.00

SERVICES

All mains services connected.



Bedroom 1



Bedroom 1



Ensuite



Ensuite

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.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

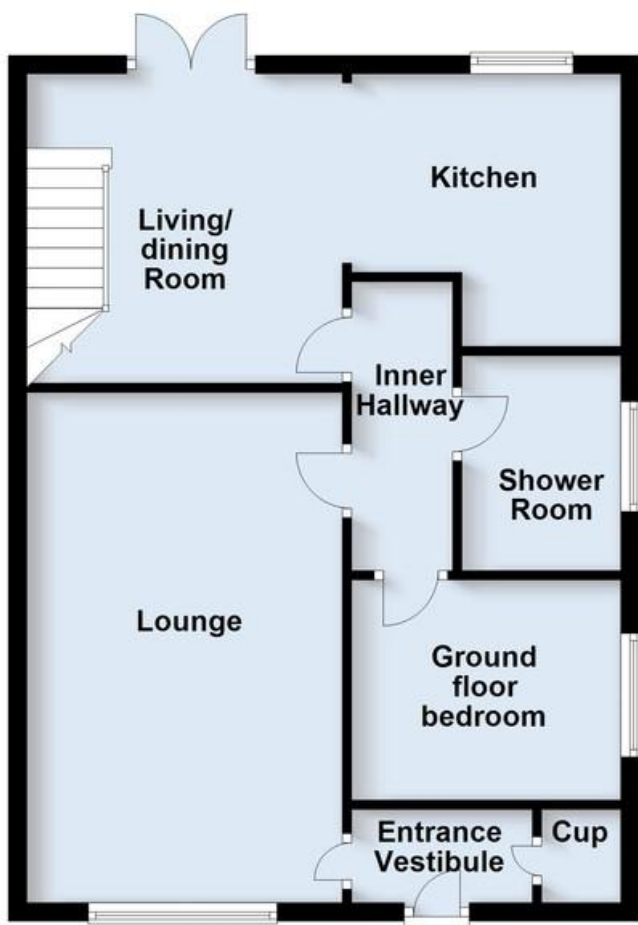
VIEWING

Strictly by appointment with Ulllyotts.

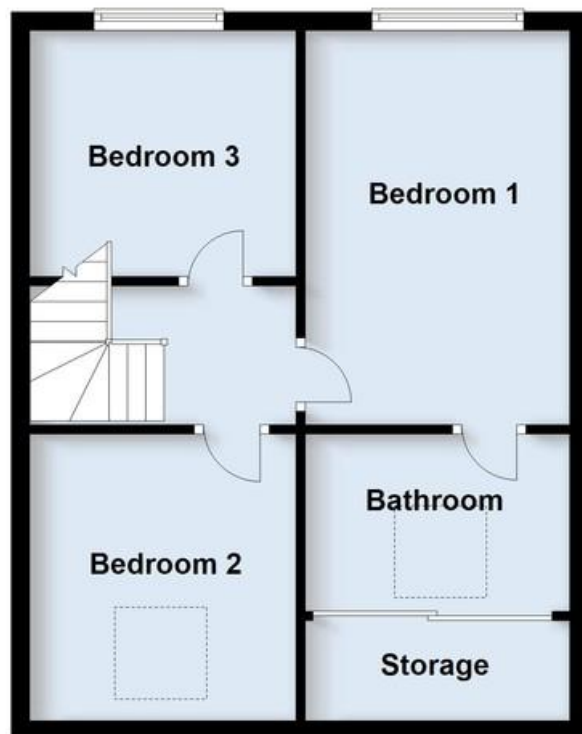
Regulated by RICS

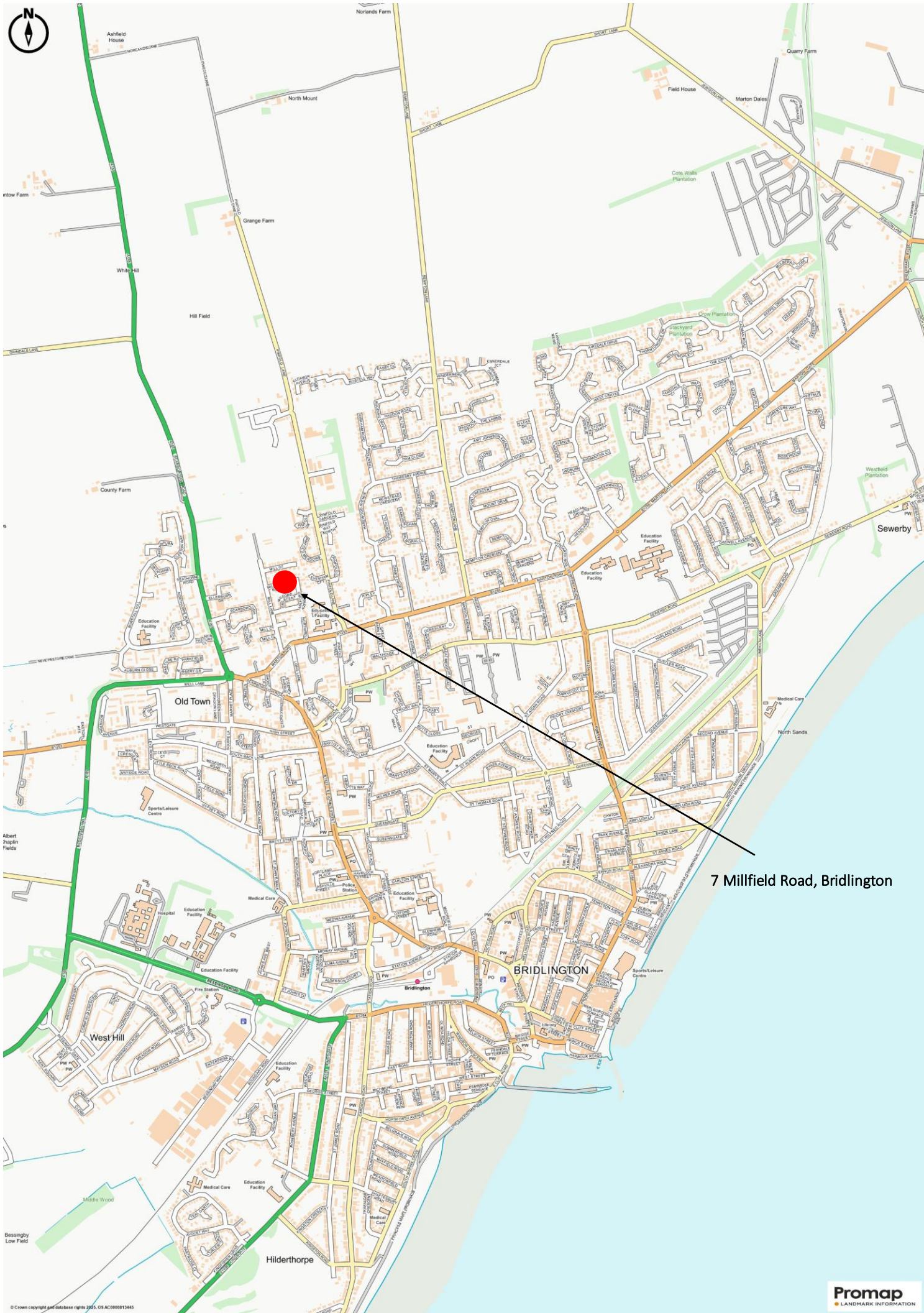
The digitally calculated floor area is 98 sq m (1,055 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor





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