



18 Mount Crescent
Bridlington

YO16 7HR

GUIDE PRICE

£135,000

1 Bedroom Semi Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen



Off Road
Parking



Gas Central Heating

18 Mount Crescent, Bridlington, YO16 7HR

A fabulous one-bedroom semi-detached bungalow that is very well presented and benefits from a low maintenance garden and off-road parking.

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.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield,

Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

A short walk away is the Old Town. The original Victorian street featured in the acclaimed Dads Army film. A diverse selection of restaurants, public houses, crafts and antiques.



Kitchen



Lounge



Lounge



Feature Fireplace

Accommodation

ENTRANCE

The entrance is to the side of the property via a uPVC door into:

KITCHEN

15' 4" x 6' 0" (4.692m x 1.842m)

With vinyl flooring, a range of cream gloss wall and base units with wood effect worktop over. Stainless steel sink with drainer and mixer tap over, electric hob and built in electric over, space for washing machine and fridge freezer. Window to side elevation, tiled splash back, loft hatch and doors to:

LOUNGE

16' 10" x 13' 9" (5.156m x 4.194m)

With bay window to front elevation, radiator, multi fuel burner with feature beam above and stone tiled hearth.

BEDROOM

11' 6" x 10' 10" (3.517m x 3.317m)

With window to rear elevation, built in wardrobes with mirrored doors and radiator.

BATHROOM

6' 11" x 5' 6" (2.126m x 1.680m)

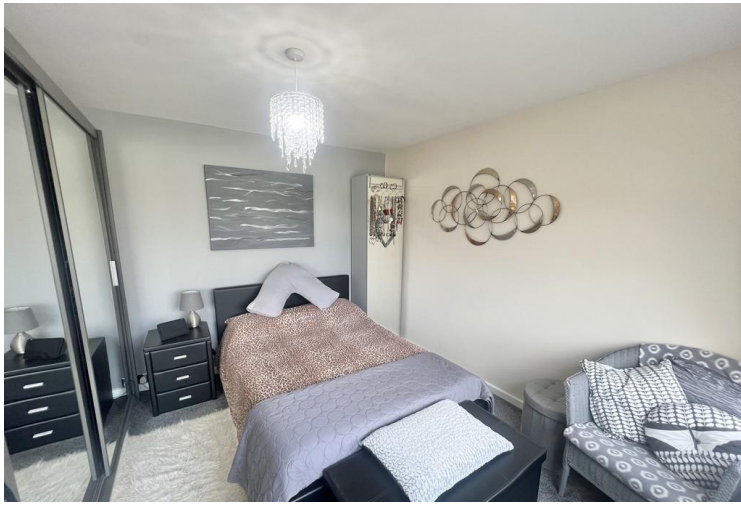
With window to rear elevation vinyl flooring, tiled walls, WC, wash hand basin, panelled bath with thermostatic shower over and extractor fan.

DOUBLE GLAZING

The property benefits from Upvc glazing throughout.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom



Bathroom



Garden



Garden

OUTSIDE

To the rear of the property is a low maintenance paved garden with fenced boundary. Pathway from the front of the property for access.

To the front, the property sits back from the road behind a gravelled area which offers off road parking for one vehicle and has a bark area with colourful shrubs and plants.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND - RATED A

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

All mains services are available at the property.

NOTE

Heating systems and other services have not been checked.

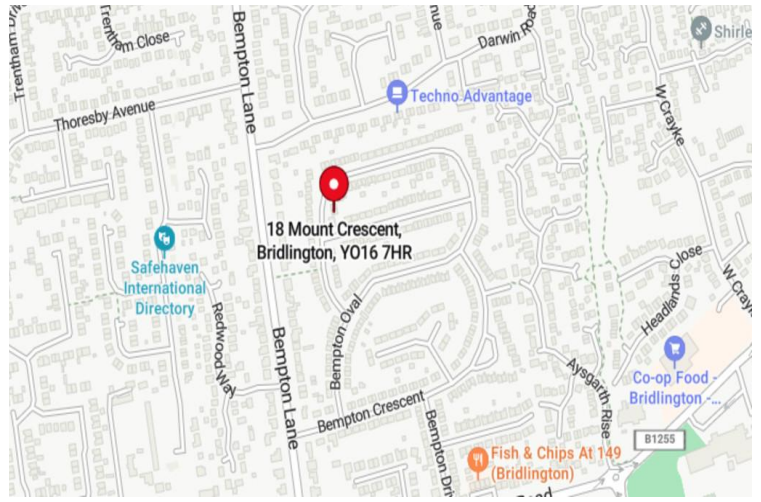
All measurements are provided for guidance only.

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.



Parking space



map of area



WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

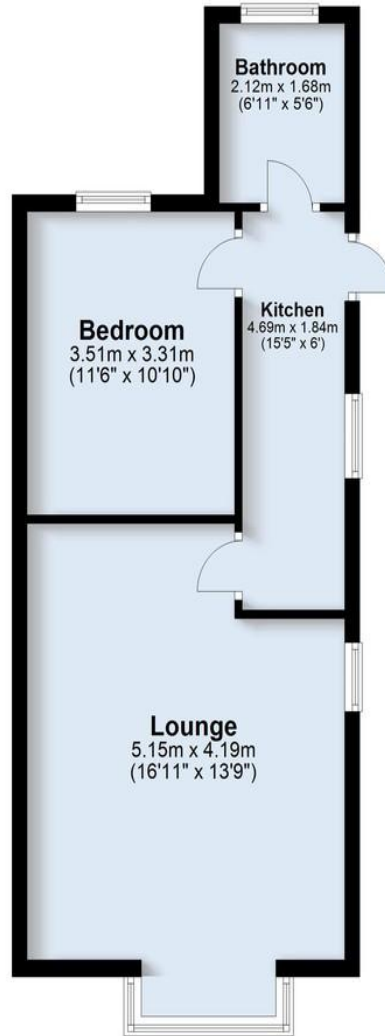
VIEWING

Strictly by appointment with Ulllyotts.

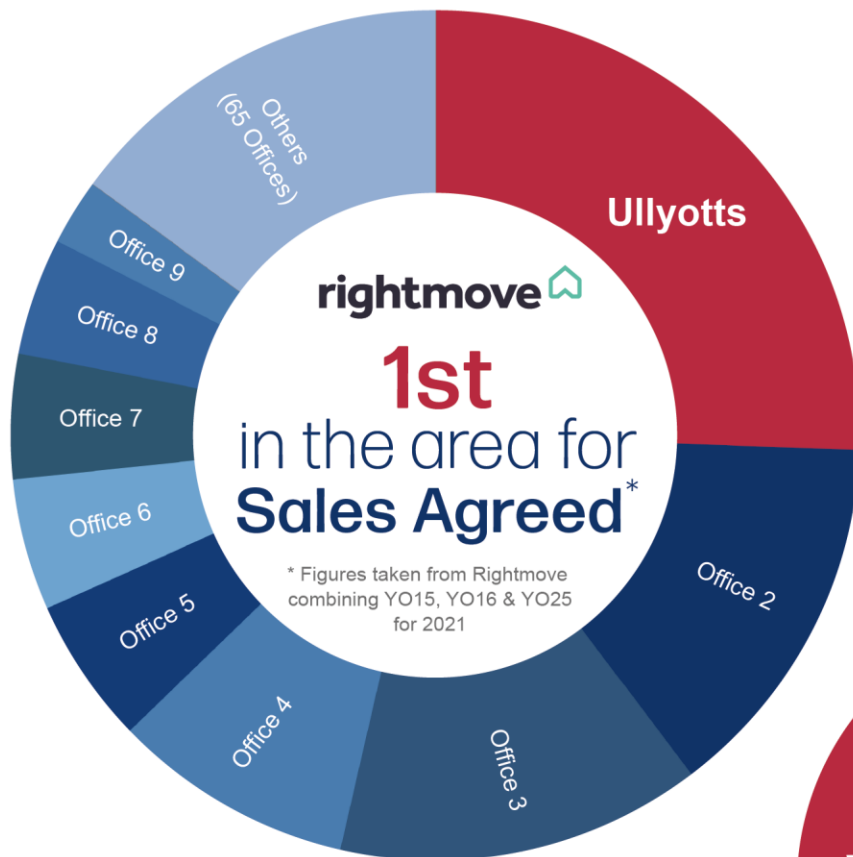
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 41 sq m

Ground Floor



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