



3 Mallard Close, Ulrome YO25 8TE
Offers in the region of £139,950

- No Chain
- Two Bedrooms
- Tucked Away Location
- Garage
- Energy Rating - D
- In Need of Modernisation
- Lounge & Kitchen
- Parking Drive
- Well Secluded Garden to Rear

In need of some modernisation and updating this bungalow enjoys a lovely tucked away location offering two bedroomed accommodation with driveway, garage and well secluded garden to the rear.
No Chain

LOCATION
This property forms part of a small close serving just four properties known as Mallard Close which leads from the Main Street in this attractive seaside village.

Ulrome is a small East Yorkshire coastal village located about 1 ½ miles to the north of Skipsea and roughly midway between the coastal towns of Bridlington and Hornsea. Ideal for those wishing to live in a rural location close to the sea (a long sandy beach is a little over a mile away) the property is within comfortable travelling distance of the main employment centres in Hull, Beverley, Driffild and Bridlington.

ACCOMMODATION
The accommodation has has UPVC double glazing, Economy 7 heating via storage heaters and is arranged on one floor as follows:

'L' SHAPED ENTRANCE HALL
With a UPVC entrance door, built in storage cupboard, access hatch to the roof space, storage heater and doorways to:

LOUNGE
10'8" x 17'3" (3.25m x 5.26m)
With a box bay to the front, an electric fire with a tiled surround, hearth and inset and a storage heater.

KITCHEN
8'10" x 9'4" (2.69m x 2.84m)
With base and wall units incorporating work surfaces with an inset stainless steel sink unit, space for a slot in electric cooker, plumbing for an automatic washer, full height tiling to the walls and a storage heater.

BEDROOM 1 (REAR)
10'8" x 13'7" (3.25m x 4.14m)
With storage heater.

BEDROOM 2 (REAR)
8'11" x 8'11" (2.72m x 2.72m)
With fitted wardrobes along one wall incorporating mirrored fronts, double French doors to the rear garden and a storage heater.

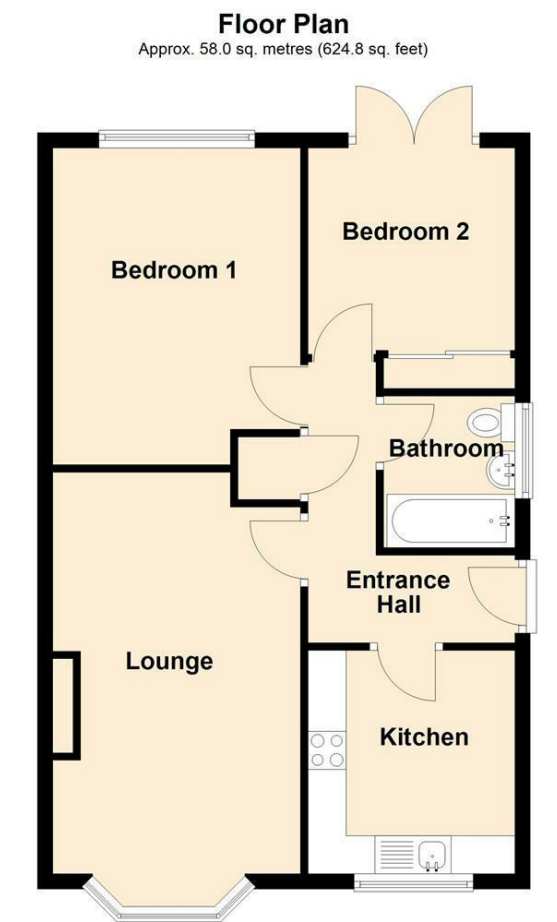
BATHROOM/W.C.
5'7" x 6'6" (1.70m x 1.98m)
With a Whisper Peach bathroom suite comprising of a panelled bath with electric shower over and screen above, pedestal wash hand basin, low level W.C., towel radiator and full height tiling to the walls.

OUTSIDE
The property fronts onto a small foregarden and to the side is a driveway leading to a single semi-detached brick built garage with up and over main door, side personal door, power and light laid on.

To the rear is a particularly private garden with a large paved patio and a number of shrubs. There is also an outside cold water tap and external lighting.

COUNCIL TAX
The property is in band B for council tax purposes.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



Total area: approx. 58.0 sq. metres (624.8 sq. feet)