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## Mordacks Road

Bridlington, YO16 6YR

Offers Over £340,000



Council Tax: E



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# 34 Mordacks Road

Bridlington, YO16 6YR

Offers Over £340,000



This grand, extended detached family home is situated in the highly sought-after Crayke development on the north side of Bridlington. Positioned on a large plot with impressive curb appeal, this property offers both space and style.

As you enter through double doors into the welcoming porch, you're greeted by a bright and airy hallway that sets the tone for the rest of the home. The main dual-aspect lounge is a spacious and inviting area, featuring an electric fire and patio doors that lead into the dining room. This room, with its Velux windows, provides a perfect setting for family meals and gatherings. From here, step into the expansive sunroom that overlooks the garden, offering a serene spot to relax.

The modern kitchen boasts integrated appliances including a hob, oven, microwave, fridge, and dishwasher. Sleek, modern cupboards and granite countertops add a touch of luxury to the space. Off the kitchen, you'll find a convenient utility room for additional storage and functionality. The ground floor also features another reception room at the front of the property - a versatile space that can serve as a playroom, home office, or second lounge. A downstairs toilet completes this level.

Upstairs, the home offers three generously sized double bedrooms, two of which come with fitted wardrobes for ample storage. The family bathroom is elegantly appointed with a four-piece suite, ensuring comfort and convenience for the entire family.

Outside, the rear garden is a generous size and is thoughtfully landscaped, featuring grass, patio, and gravel areas. It's the perfect space for outdoor activities, entertaining, or simply unwinding. The front of the property offers parking for multiple cars, along with a double garage for additional storage or parking needs.

Located on the prestigious Mordacks Road within the Crayke development, this home offers an exceptional living experience. Schedule a viewing today to see what this property has to offer!



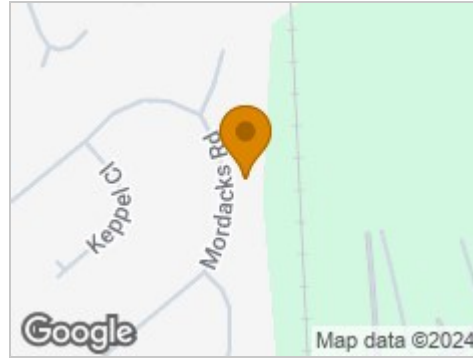




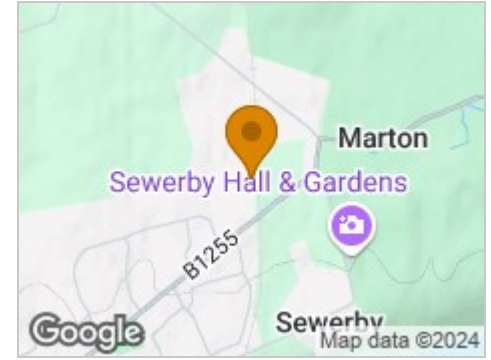
## Hybrid Map



## Road Map



## Terrain Map



Approximate total area<sup>(1)</sup>  
1617.49 ft<sup>2</sup>  
150.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

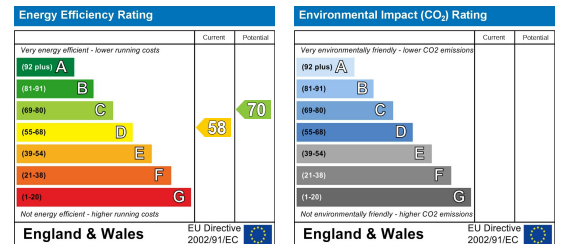
Calculations are based on RICS IPMS 3C standard.

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## Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.