



11 Mordacks Road, Bridlington, YO16 6YR

Price Guide £249,950



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Welcome to this detached bungalow located on Mordacks Road in the sought-after area of Bridlington. This well-maintained property boasts a prime location just off Martongate, providing easy access to a range of amenities including a library, an inn/restaurant, a supermarket, and bus service routes, ensuring that everything you need is within easy reach.

The property comprises: kitchen, spacious lounge/diner, two double bedrooms, upvc conservatory and bathroom. Exterior: private driveway with ample parking, carport, gardens and garage. Upvc double glazing and gas central heating.

The absence of an ongoing chain makes the purchasing process smooth and hassle-free.

Contact us today to arrange a viewing and make this lovely property your new home!

Entrance:

Upvc double glazed door into inner hall, two built in storage cupboards and central heating radiator.

Kitchen:

9'3" x 7'9" (2.83m x 2.37m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor. Integrated fridge/freezer, part wall tiled, upvc double glazed window and central heating radiator.

Lounge/diner:

20'2" x 11'10" (6.17m x 3.63m)

A spacious front facing room, gas fire with marble inset

and wood surround. Two upvc double glazed windows and two central heating radiators.

Bedroom:

12'8" x 10'0" (3.88m x 3.07m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

10'6" x 9'8" (3.22m x 2.96m)

A rear facing double room, central heating radiator and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

12'3" x 6'4" (3.75m x 1.95m)

Central heating radiator, upvc double glazed door into the garage and upvc double glazed door onto the garden.

Bathroom:

6'6" x 5'4" (1.99m x 1.64m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled pebbled garden. To the side elevation is a private block paved driveway with ample parking and car port.

Garden:

To the rear of the property is a private enclosed garden. Mainly paved with borders of hedges, shrubs and bushes. A timber built shed.

Garage:

Up and over door, power, lighting, plumbing for washing machine and gas combi boiler.

Notes:

Council tax band: C

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency)

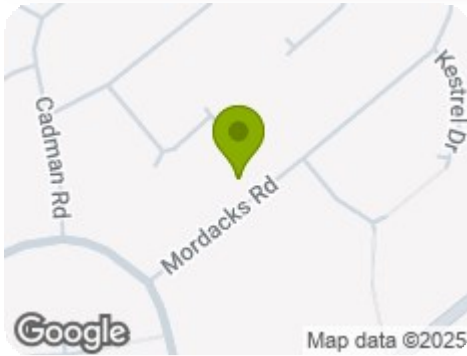
Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



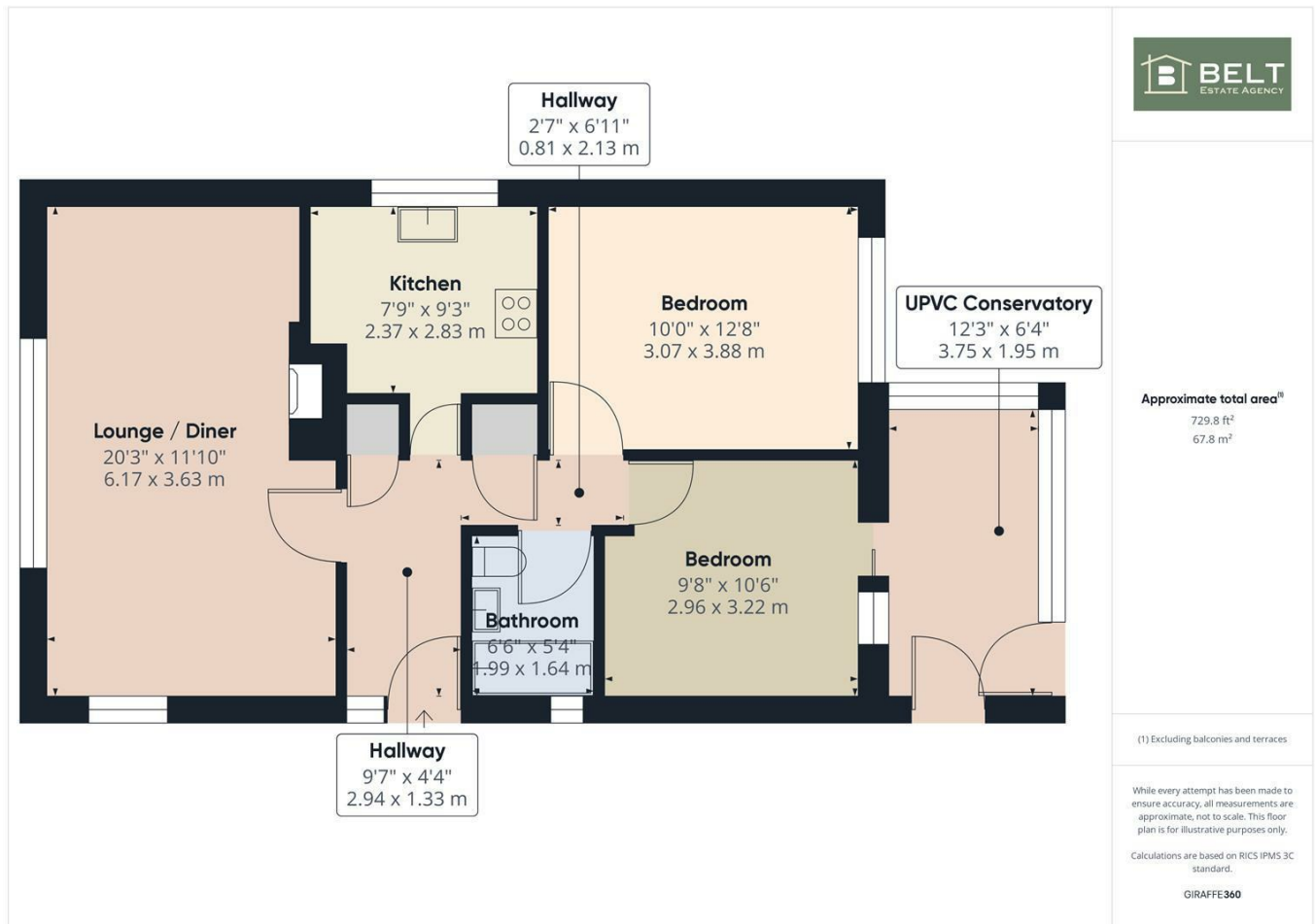
Road Map

Hybrid Map

Terrain Map



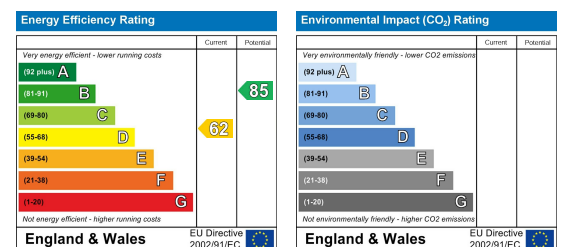
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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