



11 Mount Crescent, Bridlington, YO16 7HR

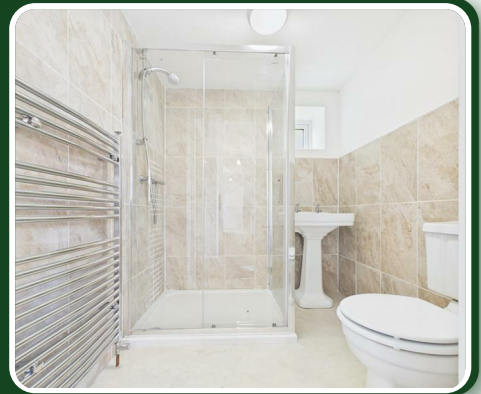
Price Guide £169,950



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Welcome to Mount Crescent in Bridlington, this semi-detached bungalow offers a perfect blend of comfort and modern living.

With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for those looking to downsize without compromising on space.

The bungalow boasts a spacious extended reception room, perfect for relaxation or entertaining guests.

Recently renovated by the current owner, it features a brand-new roof, a contemporary kitchen, and a stylish bathroom, ensuring that you can move in with ease and enjoy the fresh, modern aesthetic. The new heating system, along with re-decorated interiors and new flooring throughout, adds to the appeal, making this home both inviting and efficient.

Situated in a residential development just off Marton Road, the location is highly convenient. You will find local shops, a chemist, and a supermarket within easy reach, as well as access to bus service routes, making it simple to explore the wider area.

Additionally, the property offers private parking and a garage, a valuable asset in this location.

With no ongoing chain, this bungalow presents an opportunity for prospective buyers to secure a lovely home without delay.

Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this property is sure to meet your needs. Don't miss the chance to make this bungalow your own.

Entrance:

Upvc double glazed door into the kitchen.

Kitchen:

22'0" x 5'5" (6.71m x 1.67m)

Fitted with a range of base and wall units, composite one and a half sink unit, plumbing for washing machine, space for cooker, fridge and freezer. Part wall tiled, upvc double glazed window, central heating radiator and staircase to first floor.

Lounge/diner:

17'3" x 9'2" (5.26m x 2.80m)

An extended rear facing room, two central heating radiators and upvc double glazed french doors onto the garden.

Bedroom:

12'11" x 8'5" (3.95m x 2.58m)

A front facing double room, upvc double glazed bay window and central heating radiator.

Bathroom:

5'10" x 5'10" (1.78m x 1.78m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

First floor:

Gas combi boiler, upvc double glazed window.

Bedroom:

11'8" x 11'8" (3.58m x 3.57m)

A spacious double aspect room, access to the eaves, two upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a walled garden. To the side elevation of the property is a private driveway leading to the garage.

Garden:

To the rear of the property is a fenced garden, patio to lawn.

Notes:

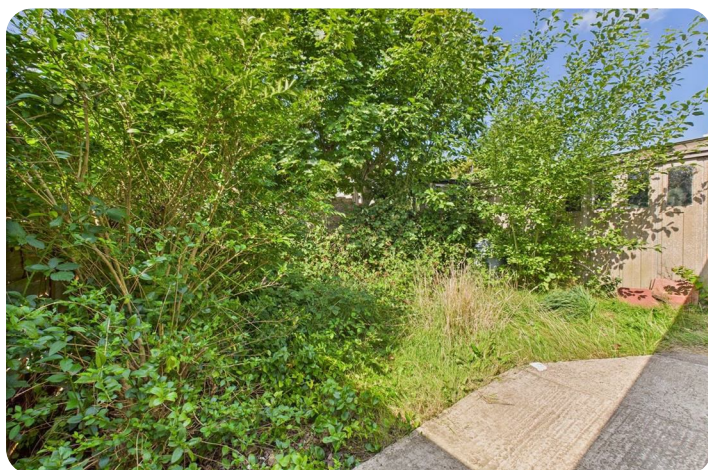
Council tax band: A

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



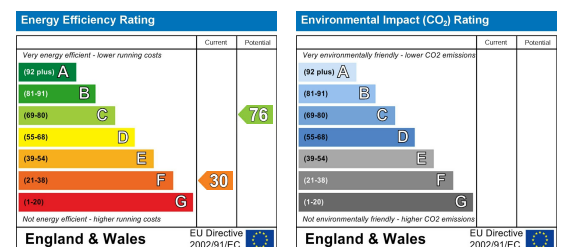
Floor Plan



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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