



## Marton Road, Bridlington, YO16 7DH

- Semi-Detached Bungalow
- Dining Room
- Wet Room
- Off-Road Parking
- Two Bedrooms
- Well-Presented Throughout
- Rear Garden
- Close To Local Amenities

Offers Over £160,000

**HUNTERS®**  
HERE TO GET *you* THERE

# 196 Marton Road, Bridlington, YO16 7DH

## DESCRIPTION

Situated in a desirable area close to local amenities, this well-presented two bedroom semi-detached bungalow offers comfortable and versatile living throughout, making it an excellent choice for a range of buyers.

Upon entering the property, you are welcomed into the spacious lounge, featuring a charming bay window that allows plenty of natural light to flow in, along with a feature fireplace creating a warm and inviting focal point. There is ample space for furniture, making it a perfect room to relax and unwind.

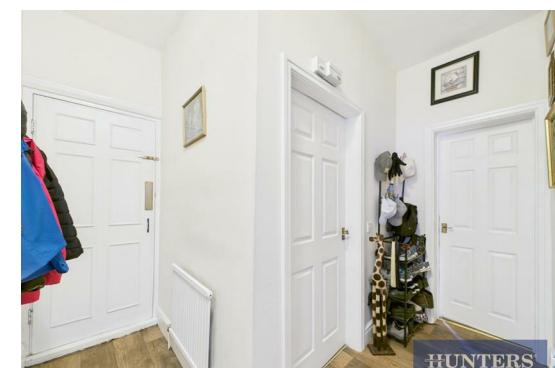
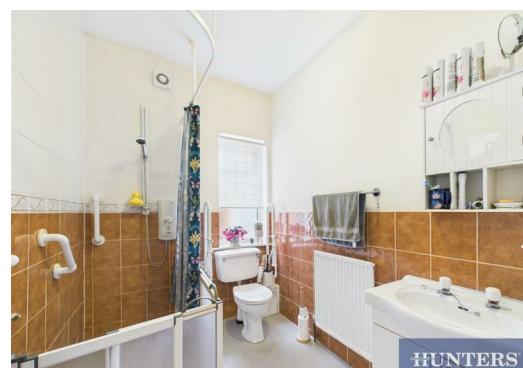
The modern kitchen is fitted with an integrated hob and oven, with space for additional essential appliances, providing both functionality and style.

There are two bedrooms, including a generous double master bedroom and a spacious single bedroom. The wet room features part-tiled walls, a W/C, and a wash basin.

Externally, to the rear of the property is a paved garden with flowered borders, creating a pleasant and low-maintenance outdoor space to enjoy. To the front, there is off-road parking for convenience.

Located within walking distance of a shop, restaurant/pub, and fish & chip shop, the property also benefits from easy access to supermarkets and is just a short drive from Bridlington's North Side Beach.

An ideal home for those seeking single-level living – schedule your viewing today!







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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.