



56 Mount Crescent  
Bridlington

YO16 7HT

GUIDE PRICE

**£167,500**

**1 Bedroom Semi-Detached Bungalow**



Front elevation



1



1



1



Off Road  
Parking



Gas Central Heating

## 56 Mount Crescent, Bridlington, YO16 7HT

This stunning fully renovated one-bedroom semi-detached bungalow has been finished to an exceptional standard, with no expense spared in creating a stylish and welcoming home ready for immediate occupation. Beautifully presented throughout, the accommodation features a contemporary open-plan lounge and kitchen with a breakfast bar for casual dining, a generous bedroom with the added benefit of a versatile sunroom/dressing room, and a stylish shower room. Externally, the property enjoys off-road parking and a delightful rear garden, perfect for relaxing or entertaining. An ideal purchase for first-time buyers, those looking to downsize or retire, or investors seeking a turnkey property, this truly gorgeous home must be viewed to be fully appreciated.

Mount Crescent is positioned between Bempton Lane and Marton Road in Bridlington and is on the north side of the town in a sought-after location offering excellent amenities. Nearby, the parade of shops on Marton Road

provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees. Residents can also enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops, and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Open Plan Lounge/Dining/Kitchen



Virtually Staged Lounge Area



Lounge/Kitchen



Kitchen/Dining

## Accommodation

### ENTRANCE

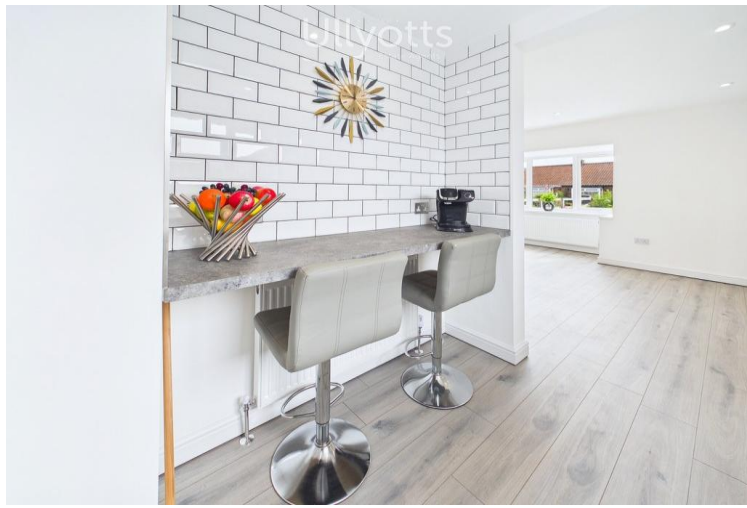
Entrance to the property is via a side uPVC glazed door opening into the kitchen area with grey wood effect laminate flooring that flows through the home, a radiator and doors to both the bedroom and the shower room.

### OPEN PLAN LOUNGE DINING AND KITCHEN

14' 11" x 10' 9" (4.57m x 3.30m)

The open-plan lounge is both stylish and inviting, featuring a charming box bay window to the front elevation that fills the room with natural light, complemented by a radiator beneath. A contemporary inset electric fire with adjustable coloured lighting creates an attractive focal point, while an illuminated recessed feature, currently displaying a mirror, adds a touch of elegance. Gloss grey storage cupboards, seamlessly matching the kitchen units, discreetly conceal the hot water tank, maintaining the sleek finish of the room. Inset spotlights complete the modern design, enhancing the bright and sophisticated living space.

The stunning open-plan kitchen has been thoughtfully designed to complement the lounge, creating a bright, contemporary living space ideal for modern lifestyles. Beautifully fitted with a brand-new range of sleek grey handleless wall, base and drawer units, complemented by contrasting work surfaces and stylish brick-effect tiled splashbacks, the kitchen offers both practicality and style. A breakfast bar provides the perfect spot for casual dining for two, with a coordinating tiled splashback and radiator beneath. A one-and-a-half bowl sink and drainer with a mixer tap is positioned beneath a side-facing window, allowing plenty of natural light to flood the space, further enhanced by inset spotlights. The kitchen is fully equipped with a range of new integrated appliances, including a washing machine, fridge, freezer, four-ring electric hob, electric oven and extractor hood, while a neatly housed gas central heating boiler completes this impressive and beautifully finished kitchen.



Dining Area



Bedroom



Virtually Staged Bedroom



Bedroom/Dressing Area

## BEDROOM

10' 9" x 9' 5" (3.30m x 2.89m)

The well-proportioned double bedroom provides a peaceful and comfortable retreat, featuring a radiator and an open access into a versatile adjoining space that can be used as a dressing room or a delightful sunroom.

## SUNROOM / DRESSING AREA

10' 4" x 5' 8" (3.16m x 1.74m)

This additional area offers flexibility to suit a variety of lifestyles, whether as a walk-in wardrobe, reading area, home office or simply a relaxing sunroom overlooking the garden. Featuring inset spotlights, a radiator, a large rear-facing window and sliding patio doors opening onto the garden, this room enjoys an abundance of natural light.

## SHOWER ROOM

6' 3" x 5' 5" (1.93m x 1.66m)

The shower room has been finished to an exceptional standard, combining contemporary style with practicality. It features a rear-facing window, inset spotlights and fully tiled walls and flooring for a sleek, modern finish. The suite comprises a corner shower enclosure with sliding doors and an electric shower, a vanity unit incorporating

a wash hand basin and WC, together with a heated towel radiator and extractor fan.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

All radiators and thermostatic valves are brand new.

Gas safe Certificate available

## DOUBLE GLAZING

All new Upvc windows and doors throughout

## PARKING

A shared driveway provides access to a generous gravelled off-road parking area, offering ample space for at least two vehicles. The low-maintenance frontage provides both convenience and practicality.

## GARDEN

To the front, the property is attractively set back from the road behind a low-level boundary wall, creating an appealing first impression. The generous gravelled frontage is bordered by well-stocked planting beds filled with a variety of colourful shrubs and plants, adding



Virtually Staged Sunroom / Dressing Area



Shower Room



Rear Garden



Parking To The Front

interest and kerb appeal throughout the year.

The rear garden has been designed with ease of maintenance in mind and offers a delightful outdoor space for relaxing and entertaining. A paved patio provides the perfect setting for outdoor seating or al fresco dining, with a further gravelled area extending the usable garden space. There is also a separate section with a paved base, ideal for discreet bin storage, although it could equally accommodate a garden shed or be transformed into a dedicated barbecue area to enjoy during the warmer months.

#### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

#### SERVICES

All mains services are available at the property.

#### COUNCIL TAX BAND - A

#### ENERGY PERFORMANCE CERTIFICATE - AWAITED

#### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 45 sq m (481 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



**Approximate total area<sup>(1)</sup>**  
44.7 m<sup>2</sup>  
481 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**56 Mount Crescent**



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