



17 Mordacks Road, Bridlington, YO16 6YR

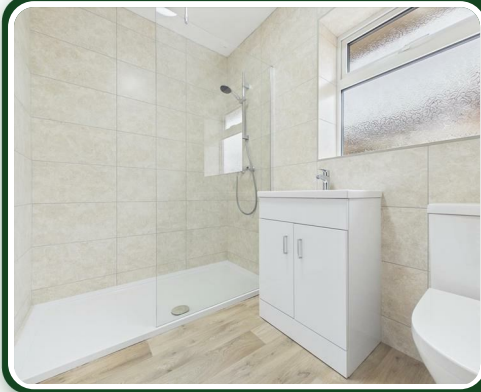
Price Guide £285,000



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Welcome to Mordacks Road in the coastal town of Bridlington. This detached bungalow presents an excellent opportunity for those seeking a modern and comfortable home.

Recently modernised by the current owners, the property boasts a light and airy atmosphere.

The bungalow features a well-proportioned reception room that serves as the heart of the home, perfect for family gatherings or quiet evenings in. With two spacious bedrooms, there is ample room for rest. The newly fitted kitchen and bathroom is a standout feature.

Situated in a prime location just off Martongate, this bungalow offers easy access to essential amenities. Within close proximity, you will find a library, a local inn/restaurant, a supermarket, and various bus service routes, making life convenient.

With no ongoing chain, this property is ready for you to move in and make it your own.

A viewing is highly recommended to fully appreciate the quality this bungalow has to offer. Don't miss out on the chance to secure this lovely home in a sought-after area of Bridlington.

Entrance:

Upvc double glazed side door into inner hall, central heating radiator, built in storage cupboard, access to boarded loft space with by down ladder with power and lighting.

Lounge:

8'10" x 8'5" (2.70m x 2.59m)

A spacious front facing room, two stained glass windows, upvc double glazed window and central heating radiator.

Kitchen:

13'3" x 9'5" (4.05m x 2.88m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with extractor over. Part wall tiled, space for fridge/freezer, plumbing for washing machine and dishwasher. Two upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

Bedroom:

10'9" x 10'1" (3.29m x 3.08m)

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

Bedroom:

8'10" x 8'5" (2.70m x 2.59m)

A rear facing double room, built in storage cupboard housing gas combi boiler, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

10'8" x 10'5" (3.27m x 3.19m)

A spacious room over looking the garden, central heating radiator.

Bathroom:

7'10" x 5'3" (2.40m x 1.62m)

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

Exterior:

To the front of the property is a low maintenance mainly pebbled and paved garden.

To the side elevation is a private paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private low maintenance paved and pebbled garden. A greenhouse and water point.

Garage:

17'11" x 8'11" (5.48m x 2.74m)

Electric roller door, power, lighting and courtesy door.

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.



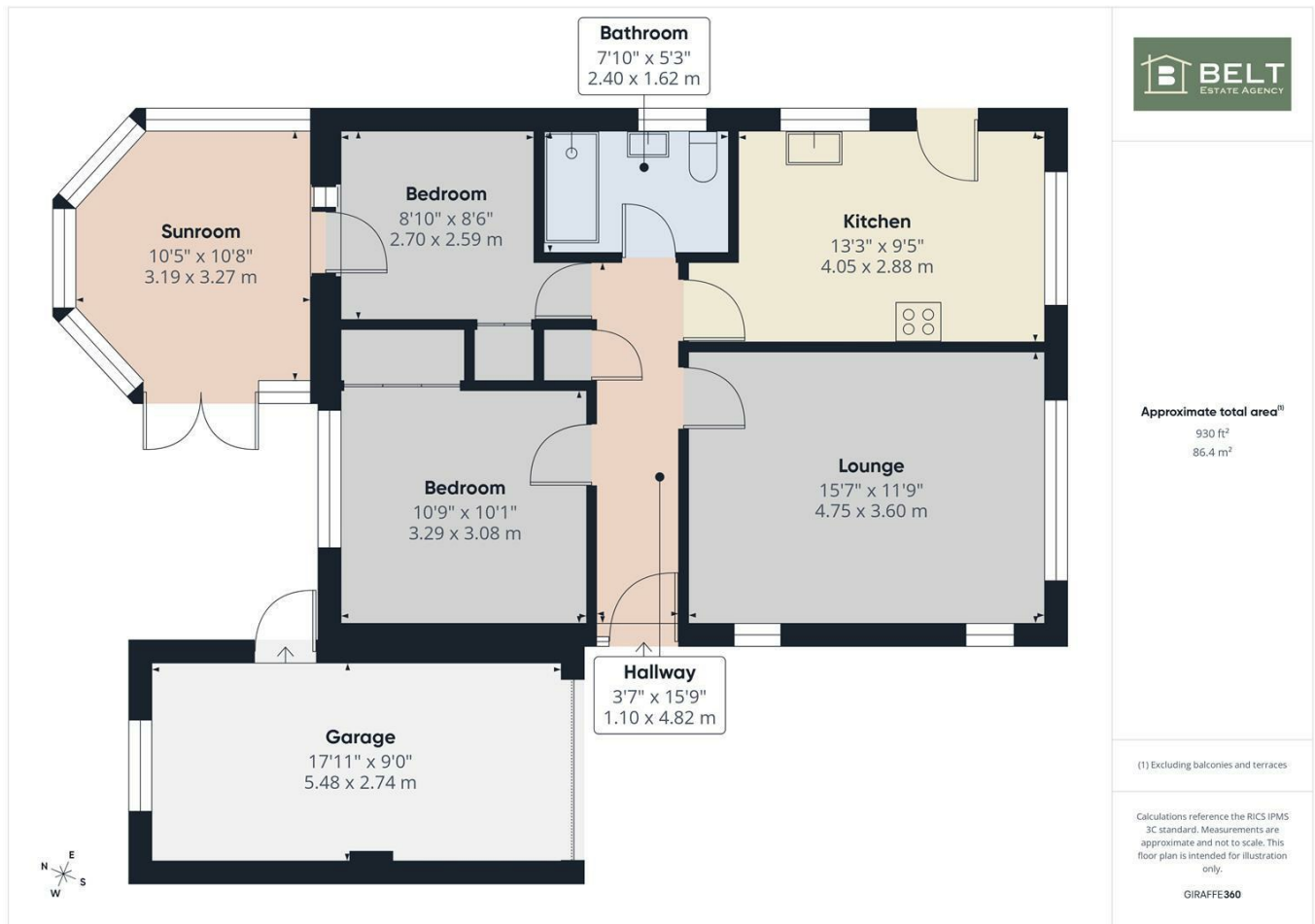
Road Map

Hybrid Map

Terrain Map



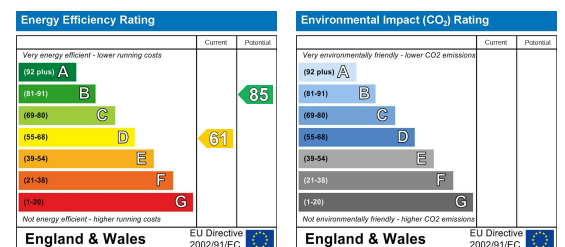
Floor Plan



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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