



## Mulberry Close, Bridlington, YO16 6ZR

- Detached Bungalow
- Two Bathrooms
- Generous Rear Garden
- Highly Desirable Location
- Three Bedrooms
- Spacious Lounge/Diner
- Off-Road Parking & Single Garage

**Asking Price £280,000**



## 2 Mulberry Close, Bridlington, YO16 6ZR

### DESCRIPTION

A fantastic opportunity to acquire a detached three-bedroom bungalow, ideally located on the highly desirable Mulberry Close. Offering generous proportions and plenty of scope for modernisation, this property is perfect for buyers looking to put their own stamp on a home full of potential.

Upon entering, you are welcomed by an entrance hall leading through to a spacious dual-aspect lounge/diner positioned at the front of the property. This bright and airy room offers ample space for both living and dining furniture, centered around a feature fireplace - ideal for relaxing or entertaining.

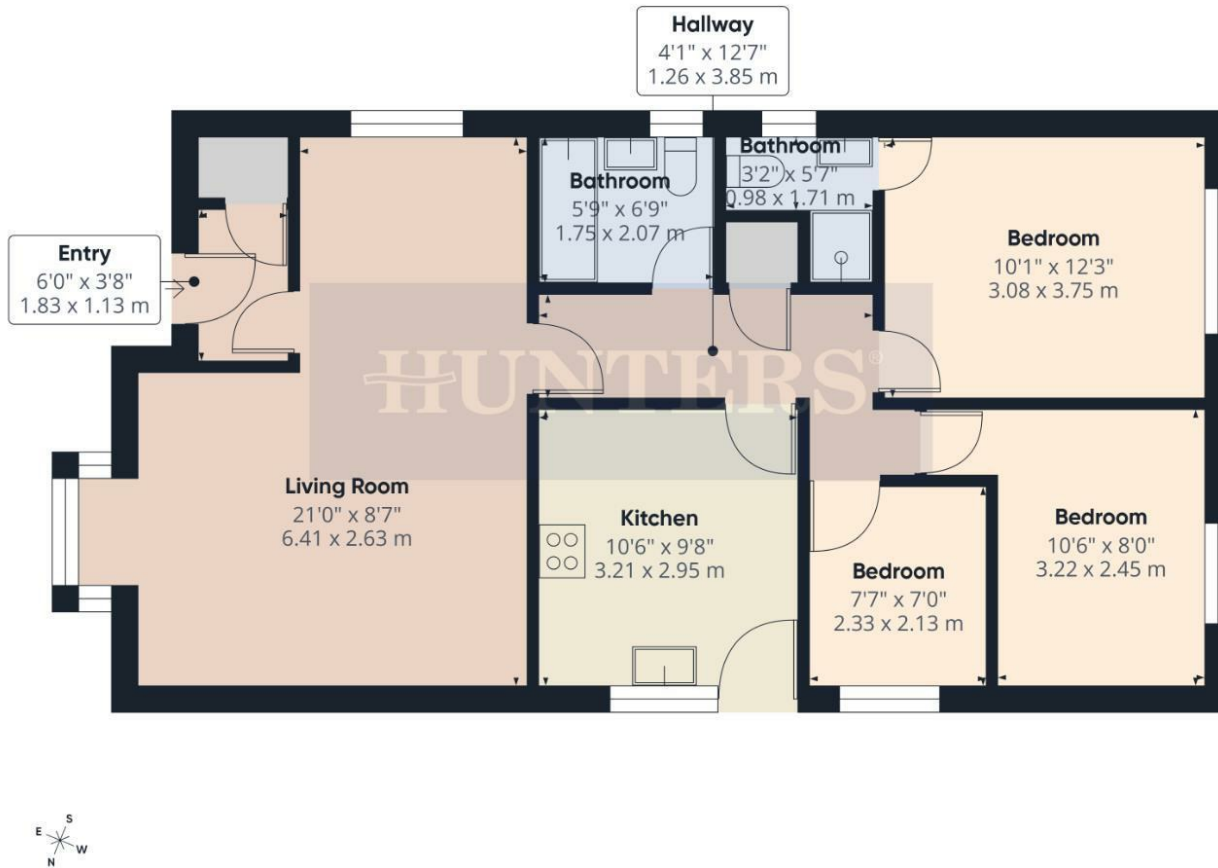
The property offers three bedrooms, comprising two well-sized double rooms and a single bedroom. The main bedroom benefits from its own en suite shower room, adding convenience and privacy. A family bathroom fitted with a three-piece suite serves the remaining bedrooms.

To the rear, the property boasts a generous enclosed garden, predominantly lawn, providing an excellent outdoor space for gardening, family use, or future landscaping. To the front, there is a garden area along with a driveway and single garage, offering ample off-road parking.

Mulberry Close is a sought-after residential cul-de-sac within Bridlington, known for its quiet setting. The town centre and seafront are within easy reach, offering a variety of shops, restaurants, and coastal attractions - making it an ideal choice for those seeking a tucked-away, peaceful location that remains easily accessible. Schedule a viewing today!







Approximate total area<sup>(1)</sup>  
813 ft<sup>2</sup>  
75.4 m<sup>2</sup>

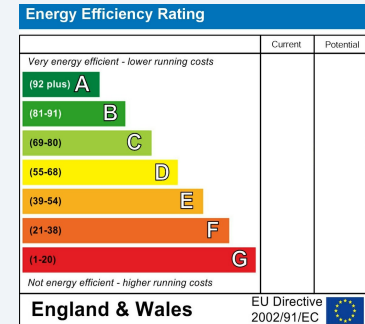
(1) Excluding balconies and terraces

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

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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.



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.

### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

### HMRC Disclaimer - Bridlington

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



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