



17 Mordacks Road
Bridlington
YO16 6YR

ASKING PRICE OF

£259,950

2 Bedroom Detached Bungalow – Recently Renovated

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Garden

 2  1/2  1  Garage, Off Road Parking  Gas Central Heating

17 Mordacks Road, Bridlington, YO16 6YR

A smartly renovated detached bungalow, offering bright and welcoming accommodation with a light and airy lounge, modern dining kitchen, two bedrooms and a contemporary shower room, complemented by a lovely conservatory overlooking the rear garden. With gardens to both the front and rear, off-road parking and a garage, the property is offered in excellent move-in condition and with the added benefit of no onward chain.

The renovation has been completed with attention to detail, with no expense spared on the specification. The modern kitchen benefits from quality AEG appliances, while the shower room features Grohe high-pressure shower and basin taps. New and additional electrical sockets throughout the property, including integrated phone charging points, in both the kitchen and bedrooms. The property also benefits from a fully serviced combi boiler with a new thermostat and time clock, together with an electric garage door. In the lounge, there is also the flexibility of a gas connection should the new owner wish to install a fireplace, while an external chimney provides the option of adding a log burner, subject to the necessary permissions and requirements. A full list of the works and

improvements carried out can be provided upon request.

The Crayke is a popular residential area on the north side of Bridlington, offering a good range of everyday amenities together with convenient access to the coast and surrounding attractions. While local facilities include the North Library, Co-op supermarket and the popular Friendly Forester public house and eatery. Further amenities are available along Marton Road, including a pharmacy, fish and chip shop, hairdressers and post office/convenience store. The Crayke itself benefits from a local play park and is well placed for enjoying Sewerby Hall and Gardens, the scenic North Side seafront and the Links Golf Course. There is also a well-serviced bus route providing convenient connections into Bridlington town centre and the surrounding area.

Bridlington combines the charm of a traditional Yorkshire seaside town with the convenience of modern-day amenities. The town is renowned for its sandy beaches, bustling harbour and picturesque Old Town. With excellent coastal walks, local attractions and good transport links, Bridlington provides a relaxed coastal lifestyle with something to appeal to families, retirees and those looking for a holiday or second home.



Lounge



Virtually Staged Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE HALL

3' 7" x 15' 9" (1.10m x 4.82m)

The main entrance is accessed via a stylish stained-glass uPVC door to the side of the property, opening into a welcoming entrance hall. The hall features a radiator, useful storage cupboard providing space for coats, shoes and household essentials, and a loft hatch with pull-down ladder giving access to a partially boarded loft space. Doors lead from the entrance hall to all rooms.

LOUNGE

15' 6" x 11' 9" (4.74m x 3.60m)

The light and airy lounge enjoys a pleasant south-easterly aspect, with a large window allowing plenty of natural light to fill the room. Two additional feature stained-glass windows to the side elevation add character and charm, while coving and a radiator complete the space. An opening provides the ideal opportunity for the new owner to install a fireplace, log burner or other feature of their choice, subject to any necessary requirements.

DINING KITCHEN

13' 3" x 9' 6" (4.06m x 2.90m)

The kitchen has been fully refitted to a high standard, creating a bright and stylish space with excellent functionality. A contemporary range of white gloss wall, base and drawer units is complemented by a wood-effect work surface, grey brick-effect tiled splashbacks and wood-effect vinyl flooring. Integrated appliances include an AEG oven, electric hob and extractor fan, with further space for a fridge freezer, together with plumbing and under-counter power for a slimline dishwasher and washing machine. A composite sink and drainer with mixer tap sits beneath a window overlooking the side elevation, with a further window to the front providing additional natural light. A glazed UPVC door also gives access to the side of the property.

The kitchen provides ample room for a dining table, positioned beneath a stylish hanging light fitting, with a further matching light fitting illuminating the main kitchen area, making this a practical and welcoming space for both everyday living and entertaining.



Conservatory



Virtually Staged Conservatory



Bedroom 1



Virtually Staged Bedroom 1

CONSERVATORY

10' 5" x 10' 8" (3.18m x 3.27m)

The conservatory is of brick and uPVC construction, creating a bright and inviting additional reception space with lovely views across the rear garden. Offering a peaceful spot to sit and relax or enjoy the garden throughout the seasons, the room is further enhanced by a glazed uPVC door providing direct access to the garden.

BEDROOM 1

10' 9" x 10' 2" (3.30m x 3.10m)

The master bedroom is a generous room positioned to the rear of the property, with a window overlooking the garden providing a pleasant outlook. The room features a radiator, attractive coving and a large fitted wardrobe, offering a combination of hanging space and additional useful storage.

BEDROOM 2

8' 9" x 8' 5" (2.69m x 2.59m)

The second bedroom is a versatile room, featuring a radiator and useful storage cupboard which also houses the gas central heating boiler. With space for bedroom furniture, the room could equally lend itself to use as a home office, hobby room or occasional sitting room if required. A glazed UPVC door provides direct access to the conservatory.

SHOWER ROOM

7' 9" x 5' 2" (2.38m x 1.60m)

The modern shower room is finished to a high standard and features a walk-in shower with glazed screen and Grohe high-pressure thermostatic shower, together with a contemporary vanity wash hand basin and WC. A heated towel ladder, extractor fan and window to the side elevation provide both comfort and practicality, while the tiled walls and wood-effect vinyl flooring complete the stylish finish.

GARAGE / PARKING

18' 0" x 8' 11" (5.50m x 2.73m)

The garage benefits from an electric roller door, which the current owner has recently upgraded with a new control unit and key fobs, providing convenient remote access. Power and lighting are connected, while a further door provides direct access through to the rear garden.

The property also benefits from a private driveway, providing off-road parking for multiple vehicles and adding further practicality to this well-appointed home.



Bedroom 2



Virtually Staged Bedroom 2



Shower Room



Garage

OUTSIDE

To the front, the property is set back from the road behind a low-level wall and enjoys a low-maintenance garden, thoughtfully arranged with a gravelled area and paved pathways. Two central paved areas are separated by planted borders, with shrubs and mature plants adding colour. A paved driveway provides off-road parking, while a pathway to the side gives access to the rear garden. The frontage is well presented and designed for ease of maintenance.

To the rear, the property benefits from a private garden bordered by fenced boundaries. The garden is predominantly gravelled, with paved areas providing space for seating or outdoor dining, while established shrubs and planting add colour. There is also a greenhouse, making the garden practical for those who enjoy growing plants or produce.

Benefits from the sun morning till evening

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.

ENERGY PERFORMANCE CERTIFICATE – D

COUNCIL TAX BAND - C

NOTE

Heating systems and other services have not been checked by Ulllyotts.

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.

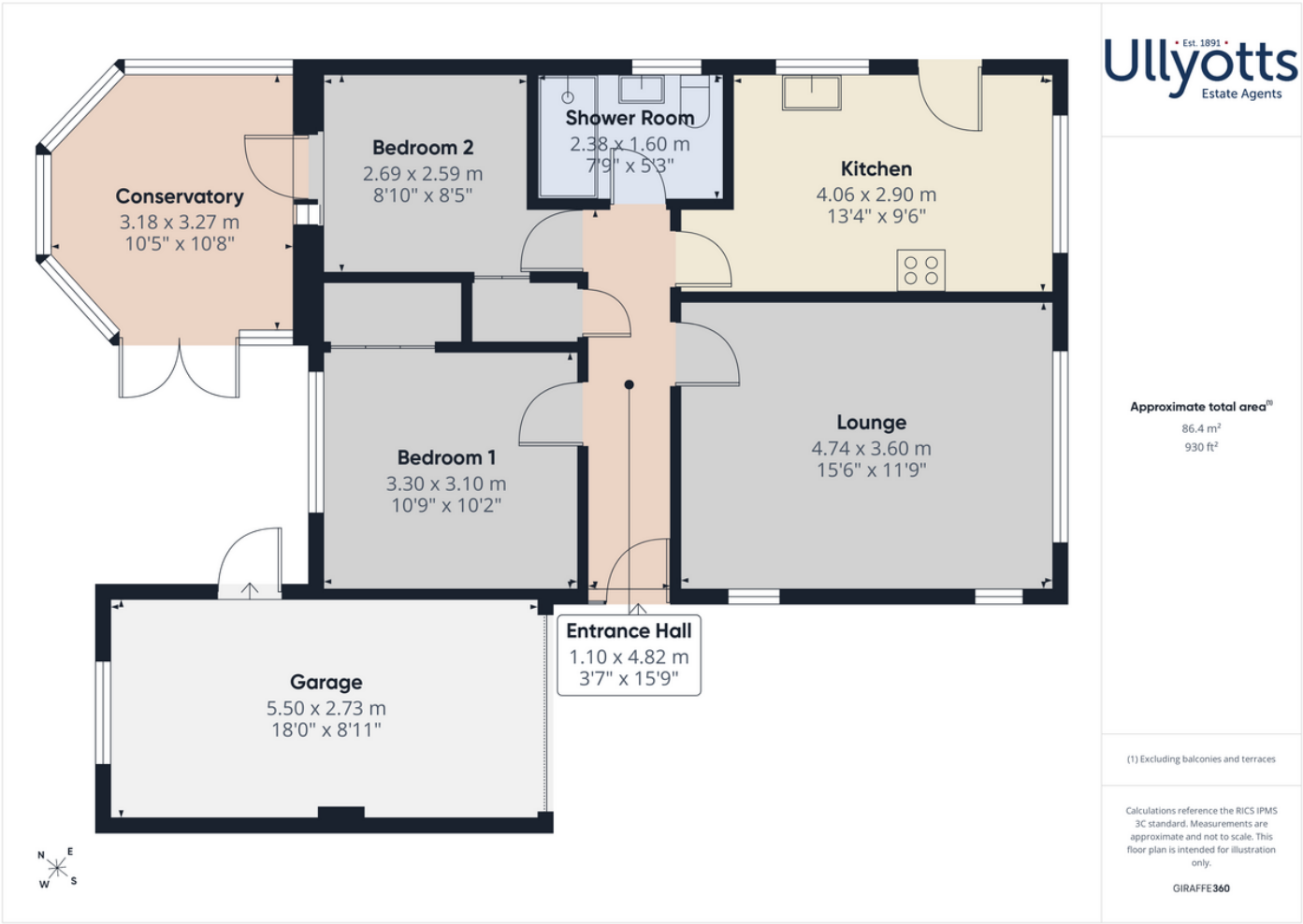
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS.

The digitally calculated floor area is (86.4 sq m). This area may differ from the floor area on the Energy Performance Certificate.





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