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# 5 Mill Court, Bridlington, YO16 7AG

## Price Guide £169,950

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# 5 Mill Court

Bridlington, YO16 7AG

## Price Guide £169,950

Welcome to Mill Court in the coastal town of Bridlington. This semi-detached bungalow presents an opportunity for those looking to downsize or create a home that reflects their personal style.

The property comprises a spacious reception room, kitchen, upvc conservatory, two comfortable bedrooms and a bathroom. Exterior: gardens, private driveway with ample parking and garage.

Situated just off Marton Road, residents will enjoy easy access to the Old Town, known for its array of shops, eateries, and galleries. The proximity to bus routes further enhances the convenience of this location, making it easy to explore the surrounding areas.

This bungalow is ready for you to put your own stamp on it, allowing for personal touches. Whether you are looking to downsize or simply seeking a peaceful retreat, don't miss the chance to make this bungalow your own.

### Entrance:

Upvc double glazed door into inner lobby. Door into inner hall, central heating radiator.

### Kitchen:

9'6" x 6'9" (2.92m x 2.06m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, gas boiler, upvc double glazed window and central heating radiator.

### Lounge:

15'4" x 10'9" (4.69m x 3.30m)

A front facing room, gas fire with marble inset and wood surround, upvc double glazed bay window and central heating radiator.

### Bedroom:

14'2" x 9'0" (4.33m x 2.75m)

A rear facing double room, built in wardrobes, central heating radiator and upvc double glazed French doors into the conservatory.

### Upvc conservatory:

9'7" x 7'1" (2.93m x 2.18m)

Over looking the garden.

### Bedroom:

8'9" x 8'8" (2.67m x 2.66m)

A rear facing double room, upvc double glazed window and central heating radiator.

### Bathroom:

6'7" x 5'4" (2.01m x 1.64m)

Comprises, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a open plan garden with

lawn. To the side elevation is a private driveway for parking leading to the garage.

## Garden:

To the rear of the property is a fenced garden. Paved patio, pebbled area, artificial lawn, a shed and greenhouse.

## Notes:

Council tax band: B

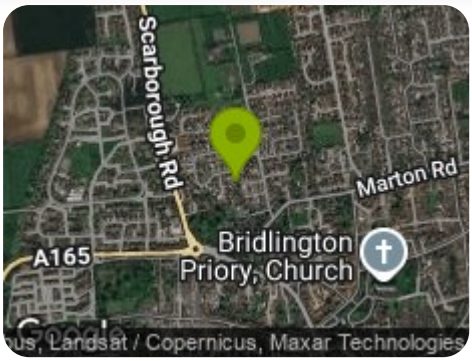
## Purchase procedure

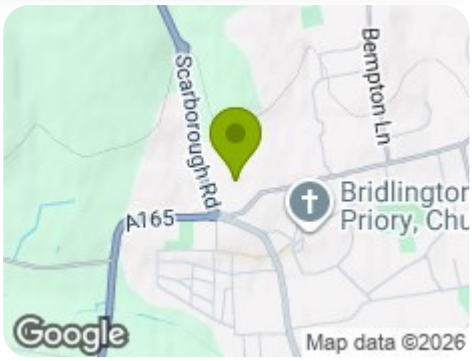
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## General Notes:

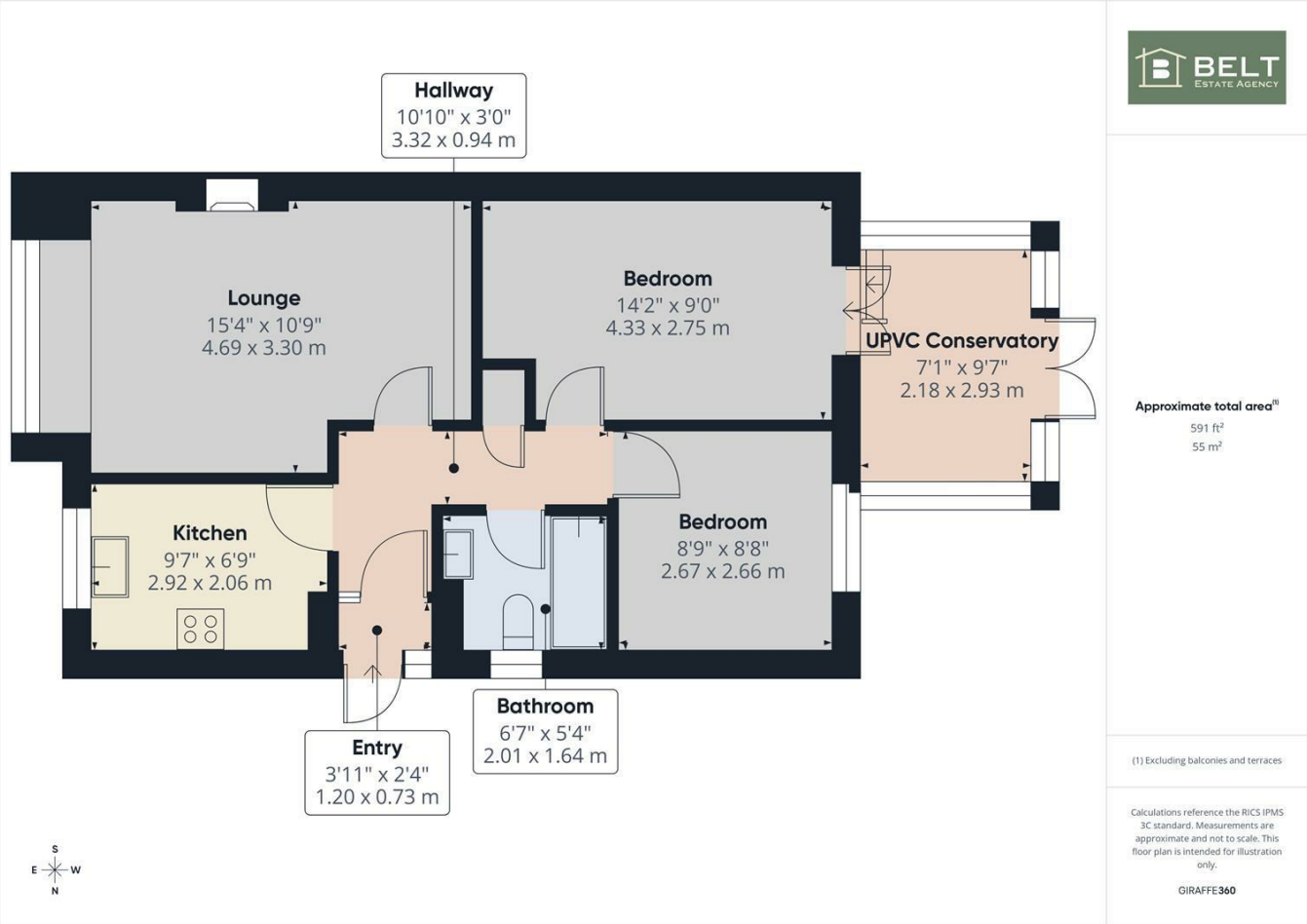
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



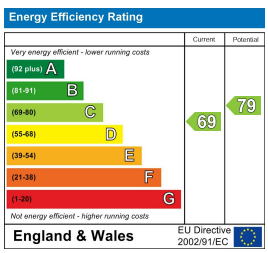

## Floor Plan

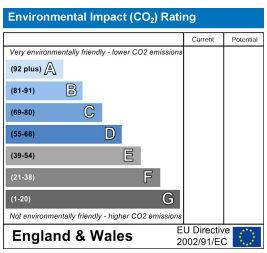



## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.