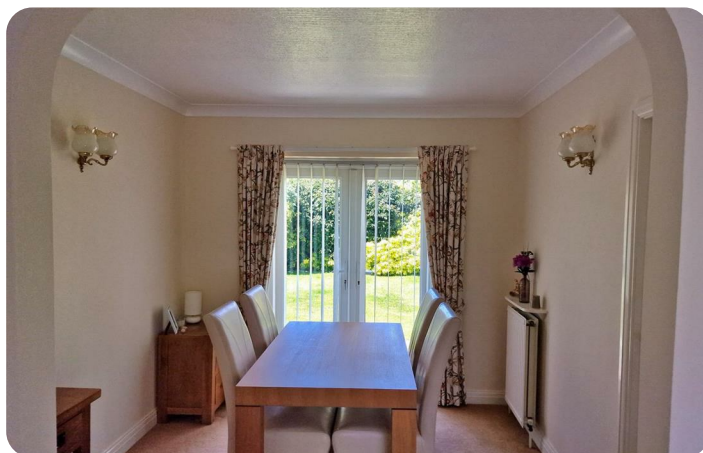




29 Mordacks Road, Bridlington, YO16 6YR

Price Guide £315,000



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Welcome to Mordacks Road on the desirable Martonfields Estate, this impressive detached is set on one of the larger plots in the area.

This spacious property boasts a generous layout. Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features two well-proportioned double bedrooms and the bathroom is complemented by a separate WC/cloakroom, adding to the practicality of the home.

The property is equipped with gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency all year round.

The prime location just off Martongate ensures easy access to essential amenities, including a library, a local inn/restaurant, a supermarket, and various bus service routes.

Outside, the bungalow benefits from a good size rear garden. Parking space for up to two vehicles that adds to the convenience of this home.

Do not miss the opportunity to make this lovely property your own.

Entrance:

Under cover porch entrance leads to the front door.

Entrance hall:

Upvc double glazed door leads into a spacious inner hall, coving to ceiling and central heating radiator.

Cloakroom:

9'3" x 3'6" (2.82m x 1.07m)

Wc, full sized pedestal wash hand basin, coved ceiling, upvc double glazed window, central heating radiator and hanging space for coats.

Lounge:

15'1" x 12'2" (4.60m x 3.73m)

Glazed double doors leads from the inner hall into the lounge diner.

A spacious, lovely and bright front facing room, coved ceiling, central heating radiator, large upvc double glazed window and archway leading to dining room.

Dining room:

8'11" x 8'9" (2.72m x 2.68m)

Coved ceiling, central heating radiator and upvc double glazed French doors opening onto the rear garden.

Kitchen:

12'9" x 7'4" (3.90m x 2.25m)

Very practical kitchen fitted with a good range of base and wall units, under cabinet lighting, integrated appliances, double electric oven with grill, under fridge. separate freezer, dishwasher, induction hob with extractor hood over. Sink and a half with mixer tap, lots of worktop space, beautiful panoramic window giving lovely views around rear garden. Door leading to integral garage with utility area.

Utility:

8'10" x 8'7" (2.70m x 2.63m)

Great area separated off from the rest of the garage. Fitted with range of base and wall units, gas boiler, tumble dryer point with external vent and plumbing for washing machine. Ceiling mounted clothes airer. Really handy space as a boot room / laundry. Back door leading onto the rear garden. Part glazed door leading into the garage area.

Bedroom:

13'8" x 10'8" (4.17m x 3.27m)

A spacious rear facing double room currently used as a cinema room, coved ceiling, central heating radiator and upvc double glazed window.

Bedroom:

12'6" x 10'7" (3.83m x 3.23m)

A front facing double room with space for a kingsize bed, built in wardrobes, dresser and bedside drawers. Under cabinet lighting, coved ceiling, central heating radiator and upvc double glazed window.

Bathroom:

8'8" x 6'9" (2.65m x 2.08m)

Comprises panel bath with Mira electric shower over, low flush wc, and pedestal wash hand basin. Coved ceiling, fully tiled, chrome towel rail,

light with shaver socket and upvc double glazed window to rear aspect. Airing cupboard housing hot water cylinder with lots of storage space above.

Exterior:

The property sits in a large plot. To the front of the property is a good sized driveway with side by side parking for 2 cars. Easy to maintain lawned area, with separate pedestrian access, with path leading to front porch. Outside tap.

There is gated access to the rear garden down both sides of the property.

To the rear is a large sunny garden mainly laid to lawn for easy maintenance. Patio area lies to the rear of the dining area. Garden enclosed by timber fencing and gated. Outside tap. Lighting to front side and rear gardens.

Garage:

12'11" x 8'10" (3.94m x 2.70m)

Practical garage space with range of shelving, worktops and storage. Modern electrical consumer unit (recently upgraded). Up and over door leading to driveway. Large loft hatch with pull down ladder, leads to handy boarded, well lit loft space, with separate fire door access into the very large main house loft, which is ripe for conversion! (subject to usual planning consents).

Notes:

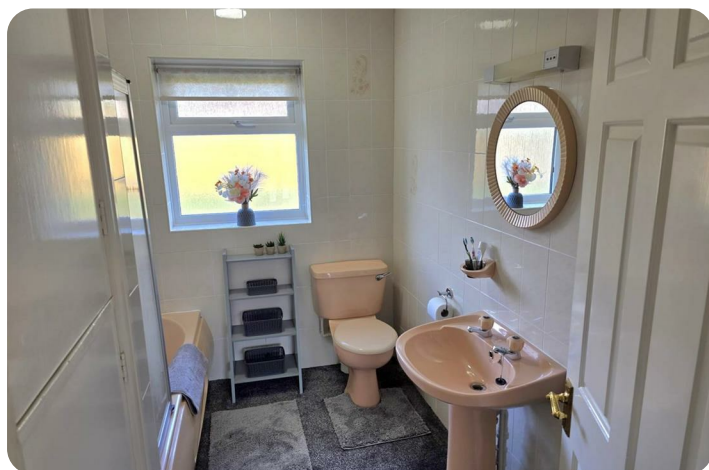
Council tax band D

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



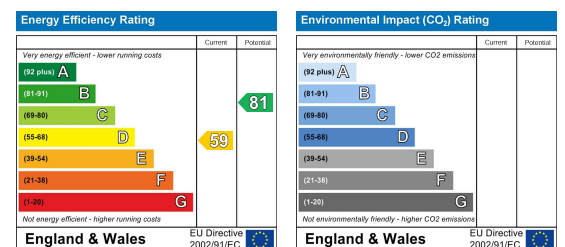
Floor Plan



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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