

Mount Crescent, Bridlington



Semi Detached Bungalow
One Bedroom
Attic Room
Lounge
Fully Fitted Kitchen
Sun Lounge

Bathroom/Shower/W.C
Gas Central Heating
UPVC Double Glazing
Private Enclosed Rear Garden
Driveway
Quiet Location

Offers Based on

£99,950



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**Independent
Estate Agents**

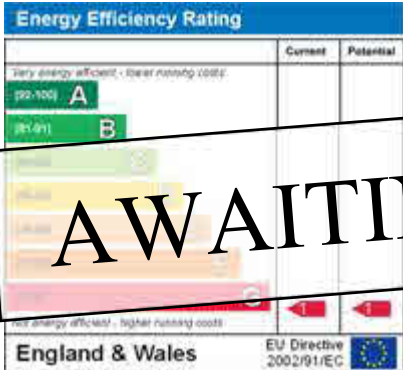
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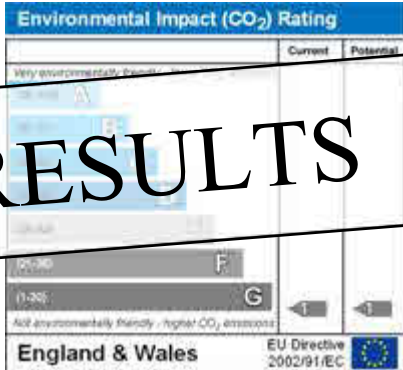


PROPERTY SPECIFICATION

25 Mount Crescent, Bridlington, East Yorkshire, YO16 7HR

LOCATION	Situated to the northern side of Bridlington in a quiet location. Nearby amenities include local shops, supermarket, schools, fish and chip shop, pub/restaurant.
PROPERTY	One bedroomed bungalow, which benefits from UPVC double glazing, gas central heating, attic room and driveway.
ENTRANCE HALL	Side facing UPVC double glazed entrance door, tiled flooring, ceiling spots, radiator, arch to kitchen.
KITCHEN	6'3" x 11'0" (1.91m x 3.35m). Side facing UPVC double glazed window, fitted units, breakfast bar, ceiling spots, tiled floor, plumbing for washing machine, radiator, door to lounge.
LOUNGE	14'0" x 13'11" into bay (4.27m x 4.24m into bay). Front facing UPVC double glazed bay window, gas fire with tiled inset and hearth and wood surround, dado rail, laminate flooring, ceiling spots, wooden ceiling beams, 2 arched areas.
BEDROOM 1	12'3" x 10'11" (3.73m x 3.33m). Rear facing UPVC double glazed sliding doors (mirrored), coving to ceiling, radiator, TV point.
SUN LOUNGE	9'8" x 6'1" (2.95m x 1.85m). Rear facing UPVC double glazed window, UPVC double glazed door to rear garden, tiled, sloping roof, ceiling spots, radiator.
BATHROOM	5'4" x 7'5" (1.63m x 2.26m). Rear facing UPVC double glazed window, three piece suite comprising of panelled bath with internal 'Creda' shower, hand wash basin and W.C, fully tiled, tiled flooring, extractor fan, ceiling spots.
STAIRWAY	Stairs to upper floor, 'Glow Worm' combi-boiler.
ATTIC ROOM	15'6" x 10'10" (4.72m x 3.30m). Side facing wooden single glazed window, wooden flooring, storage areas, dado rail, ceiling spots, gallery rail, pedestal sink, roof void, radiator.
EXTERIOR	
FRONT	Block paved shared drive, paved, borders and decorative stoned area.
REAR	Wood surround, garden shed, greenhouse, patio area, borders, gate to side of property, water tap.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band A
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.





AWAITING EPC RESULTS

NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.