











# Marton House, Langdale Court, Bridlington, YO16 6RZ

- First Floor Apartment
- Spacious Open Plan Kitchen/Lounge
- Parking Space
- EPC Rating: TBC
- Two Bedrooms
- Modern Shower Room
- Highly Desirable Location Just Off The Crayke

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## Offers In The Region Of £80,000

# Marton House, Langdale Court, Bridlington, YO16 6RZ

## DESCRIPTION

Offering an excellent opportunity for someone looking to create a home of their own, this two-bedroom first floor apartment is located within the desirable Marton House at Langdale Court, just off The Crayke in Bridlington. Providing well-proportioned accommodation, a generous open-plan living space and allocated parking, the property also offers a fantastic blank canvas for the next owner to put their own stamp on.

Upon entering the apartment, you are welcomed into the generous open-plan lounge/kitchen area. Boasting a dual-aspect layout, this bright and spacious room enjoys plenty of natural light, creating a lovely setting for both relaxing and entertaining. There is ample space for a range of living room furniture, allowing the new owner to create a comfortable and inviting living space.

The fitted kitchen is positioned within the open-plan area and offers a range of units, an integrated hob and oven, alongside space for essential appliances. Combining practicality with the opportunity to personalise, this is a fantastic space for everyday living.

The apartment further benefits from two bedrooms, both offering versatility to suit a range of needs. The main bedroom, features fitted sliding wardrobes which provide useful storage while maximising the available space.

Completing the accommodation is the modern shower room, fitted with a shower, wash basin and WC. Externally, the property benefits from a parking space for residents, providing convenient off-road parking for residents.

The location is particularly appealing, with local shops and everyday amenities close by, along with the popular Friendly Foresters pub and restaurant. Bridlington's North Beach is within walking distance, offering a wonderful opportunity to enjoy seaside walks, fresh coastal air and the beautiful surrounding coastline. The nearby village of Sewerby is also within easy reach, providing access to scenic coastal walks and the popular Sewerby Hall and Gardens. Schedule a viewing!

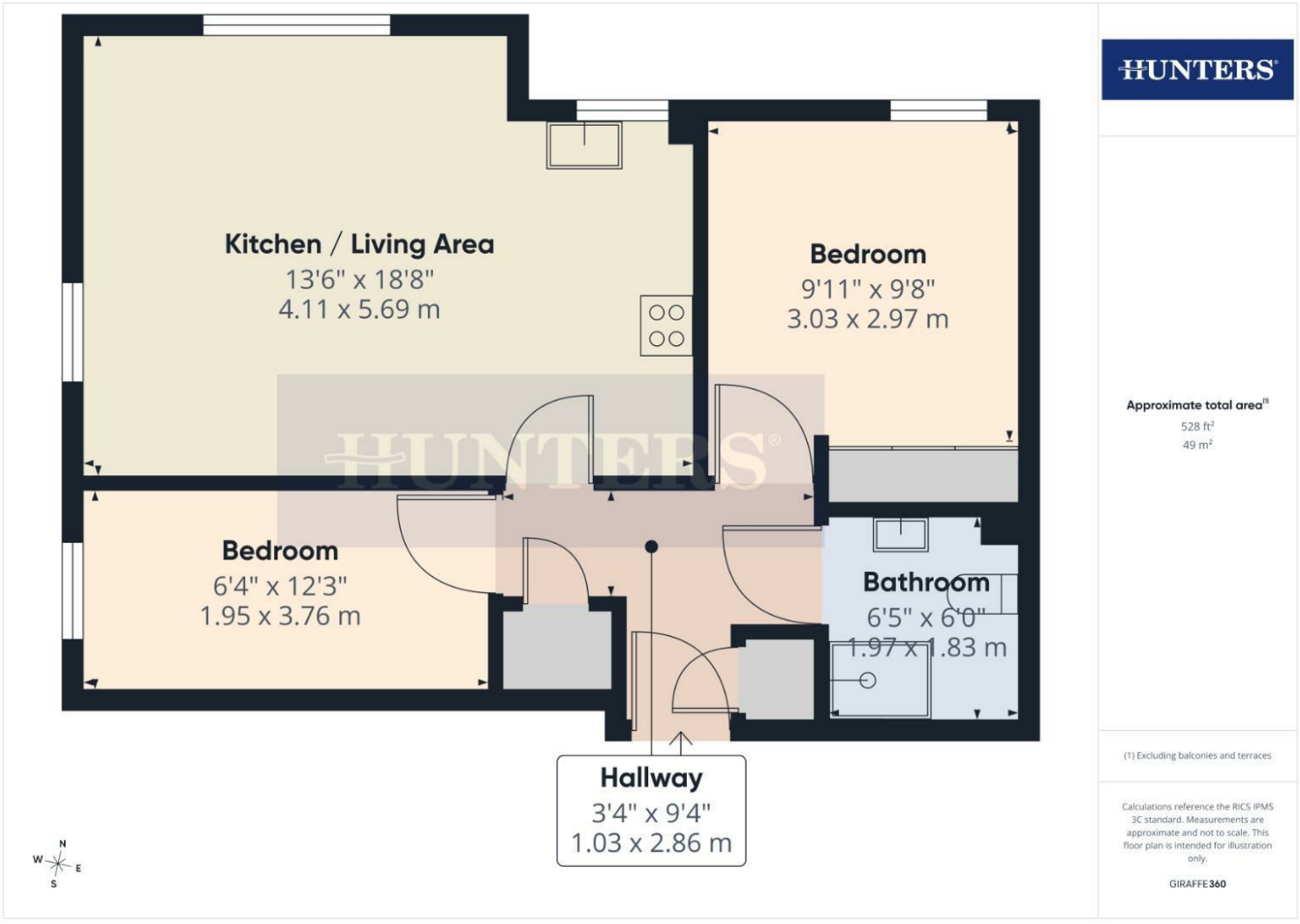






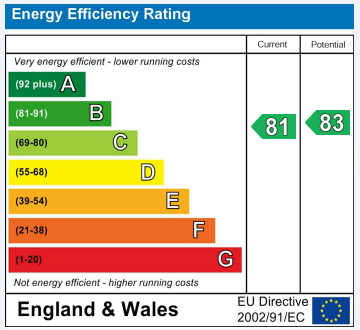
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## ENERGY PERFORMANCE CERTIFICATE

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.

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**Viewings**

Please contact 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.

The Property Ombudsman

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