



## Marton Road, Bridlington, YO16 7QG

- End Terrace Property
- Prime Location
- Spacious living room
- Breakfast bar in kitchen
- Close to local amenities
- Two Bedrooms
- Rear Garden
- Modern kitchen
- Ground floor shower room

Offers In Excess Of £140,000

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HERE TO GET *you* THERE

# 92 Marton Road, Bridlington, YO16 7QG

## DESCRIPTION

Nestled on the charming Marton Road in Bridlington, this delightful house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat by the coast.

Upon entering, you are welcomed into the living room that serves as a versatile living area, perfect for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere.

Adjacent to the living space, you will find the kitchen, which features a convenient breakfast bar, making it an excellent space for casual meals or gatherings with friends. The kitchen is thoughtfully designed, providing ample storage and workspace. It is equipped with modern appliances, ensuring that meal preparation is both efficient and enjoyable.

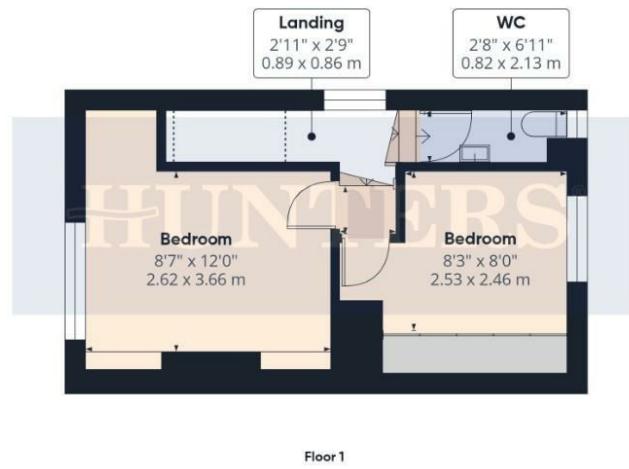
This property boasts a modern ground floor bathroom, complete with a walk-in shower, offering both functionality and comfort. Additionally, there is a W/C conveniently located on the first floor, enhancing the practicality of the home.

The rear garden is a true highlight, offering a generous outdoor space with a patio seating area and plenty of room to relax or entertain, perfect for enjoying sunny days. Offering off road parking to the rear of the property.

Located in Bridlington, this house is conveniently situated near local amenities, schools, and the beautiful coastline, making it an ideal choice. The property presents a wonderful opportunity for a range of buyers!







### Viewings

Please contact [bridlington@hunters.com](mailto: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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate total area<sup>(1)</sup>

636 ft<sup>2</sup>  
59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.