



Moorfield Road, Bridlington, YO16

£110,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

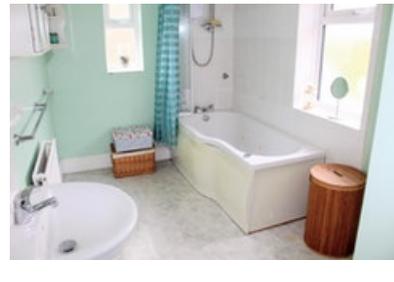
A Beautifully Presented Terraced House With 2 Good Sized Double Bedrooms This home is presented well throughout with recent renovations including, new uPVC double glazed windows to the rear of the property and a new uPVC double glazed front door, all fitted in 2018. Downstairs WC and upstairs WC ne

Key features:

- Fireplace
- large dining room
- utility room
- downstairs wc
- character features
- 2 double bedrooms
- recently refurbished

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band a (£1035.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



A Beautifully Presented Terraced House With 2 Good Sized Double Bedrooms

Located within short walking distance of schools, town, local shops, train station & recreational areas.

This home is presented well throughout with recent renovations including, new uPVC double glazed windows to the rear of the property and a new uPVC double glazed front door, all fitted in 2018. Downstairs WC and upstairs WC newly fitted in 2019, with contemporary square hand washbasins with built-in vanity units.

The real selling point of this home is the space that is on offer, there is a good-sized lounge with beautiful character features; Ceiling coving, bay window, feature fireplace. A fantastic dining room with space for a 6 seater dining table, plenty of storage space too as there is a large under stair cupboard.

There is a galley style kitchen with space & plumbing for a dishwasher, cooker, washer, and fridge freezer. Fitted with a range of base level and eye level units and double aspect windows looking onto the rear courtyard garden.

A utility room with storage and space for a dryer gives access to the rear garden, there is also the extra rare bonus of having a downstairs WC which is not common for this period of home.

Upstairs the home benefits from 2 good sized double bedrooms, the master having 2 built-in double wardrobes and the second having space for a study area whilst still offering good living space.

The bathroom is large and bright, and benefits from the WC being separated next door, allowing great functionality.

There is also a partially boarded loft with fold-down stair access.

The property details briefly entails;

Ground Floor - PVCu front entrance door opens into entrance hall with wood effect laminate flooring and stairs to first floor. Door to:

Lounge - 3.89m x 3.23m (12'9" x 10'7") - Into bay window.

With coved ceiling, wood effect laminate flooring and electric fire in modern surround.

Dining Room - 3.29m x 2.80 (10'10" x 9'2") - With wood effect laminate flooring and brick feature fireplace.

Recessed fitted cupboard and shelving. Additional storage cupboard. Door leads off to:

Kitchen - 3.45m x 2.08m (11'4" x 6'10") - With a good range of fitted floor and wall cupboards incorporating inset 1½ bowl stainless steel sink with mixer tap. Space for cooker, fridge and plumbing for automatic washing machine and dishwasher. Tile effect laminate flooring.

Utility - 1.74m x 1.07m (5'9" x 3'6") - With power, lights, vinyl flooring and door leading to the enclosed rear yard.

Downstairs Cloaks - With wc, corner wash basin and vinyl flooring.

First Floor - With fitted storage cupboard.

Bathroom/Shower - 3.02m x 2.05m (9'11" x 6'9") - With white suite of P-shaped jacuzzi bath with mixer tap and plumbed in shower over, wash basin, fitted cupboard containing combi boiler and vinyl flooring.

Separate Cloaks - With wc, corner wash basin and vinyl flooring.

Bedroom One - 3.56m x 3.27m (11'8" x 10'9") - With coved ceiling and recessed fitted wardrobes.

Bedroom Two - 2.59m x 3.32m (8'6" x 10'11") -

Outside - Walled forecourt to the front and enclosed fenced yard to the rear. Paved area with shed, outside tap and rear access path.

Allocated parking space available across the street which if needed comes with a cost to the local council of £112.50 (For The Year). This is in a secure car park with CCTV and is visible from the home.

All in all this home offers fantastic space for all the family and oozes character with excellent period details, whilst still being contemporary and modern, the blend has been achieved superbly.

Book a viewing today to appreciate what is on offer for yourself!

Floor plan:



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate:

Energy Performance Certificate

6, Moorfield Road, BRIDLINGTON, YO16 4LE

Dwelling type: Mid-terrace house	Reference number: 8123-7324-5830-1179-4922
Date of assessment: 21 April 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 April 2017	Total floor area: 81 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,526
Over 3 years you could save	£ 480

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 480 over 3 years </div>
Heating	£ 2,004 over 3 years	£ 1,662 over 3 years	
Hot Water	£ 315 over 3 years	£ 222 over 3 years	
Totals	£ 2,526	£ 2,046	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #ff9800; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #ff5722; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #d32f2f; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">68</td> <td style="text-align: center; font-size: 2em;">83</td> </tr> </tbody> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	68	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G												
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Current	Potential																	
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 237
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111
3 Low energy lighting for all fixed outlets	£15	£ 36

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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