

# HUNTERS®

HERE TO GET *you* THERE



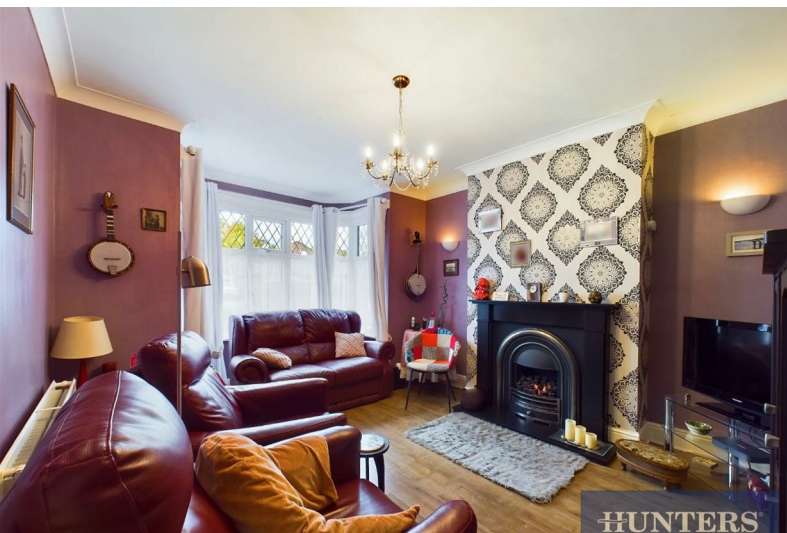
## Third Avenue

Bridlington, YO15 2LZ

£270,000



Council Tax: B





# 37 Third Avenue

Bridlington, YO15 2LZ

£270,000



Ideal family living awaits in this charming semi-detached home, nestled in the highly sought-after area of Bridlington, where coastal charm meets modern comfort.

Step through the door and into a welcoming hallway, complete with a convenient storage cupboard, setting the tone for practicality and organization.

Enter the inviting lounge, adorned with a gas feature fireplace and boasting a large bay window that floods the space with natural light, creating the perfect ambiance for relaxation and gatherings alike.

Transition seamlessly into the modern cream kitchen, offering plenty of storage space, ideal for whipping up delicious family meals. Adjacent, a separate family dining room awaits, complete with a cozy log burner and sliding doors leading out to the garden, offering the perfect setting for family gatherings. Convenience is key with a separate utility room and downstairs toilet, ensuring ease of living for busy families.

Venture upstairs to find a bright and airy hallway leading to three bedrooms. Two generous doubles, both with ample storage, including a master bedroom boasting full fitted wardrobes. Completing this is a charming single bedroom, perfect for children or a home office.

Indulge in relaxation in the modern bathroom, boasting a sleek design, it features a luxurious bath with a shower over, offering the perfect retreat for relaxation after a long day. Elegantly appointed with modern fixtures and ample space, this bathroom provides a serene sanctuary within your own home.

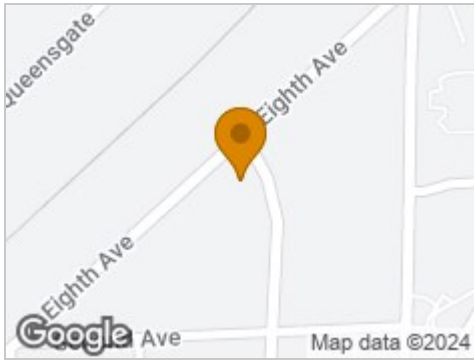
Outside, enjoy the spacious, low-maintenance rear garden, perfect for children to play and for hosting outdoor gatherings. To the front of the property, a gravel garden and driveway leading to a garage provide ample parking space and practicality for family life.

Located just a short walk from Bridlington's North Side Beach and offering stunning views over Sewerby and Flamborough Cliffs, this home promises the perfect blend of coastal charm and family convenience!

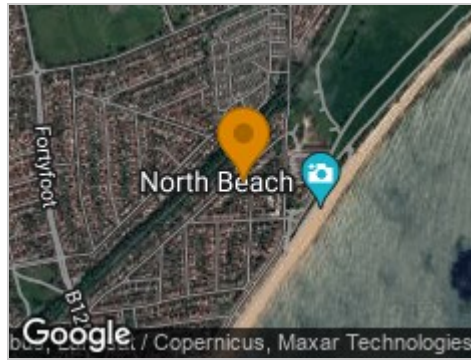




## Road Map



## Hybrid Map



## Terrain Map



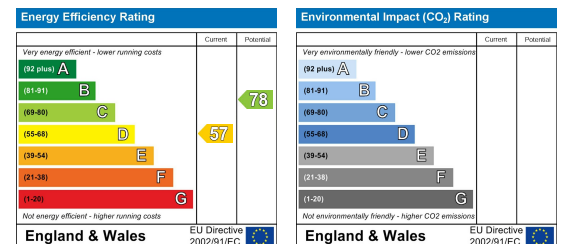
## Floor Plan



## Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.