

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodcock Road

Flamborough, Bridlington, YO15 1LJ

Asking Price £170,000



Council Tax: A



# 7 Woodcock Road

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Welcome to your ideal first home nestled in the sought-after location of Flamborough!

As you step through the door, you're greeted by a welcoming hallway leading to a bright and airy living room – the perfect space to relax and unwind after a long day. The modern, spacious kitchen/diner awaits just beyond, featuring sleek white cupboard doors and integrated hob and oven, providing the ideal setting for enjoying meals with loved ones.

The family downstairs shower room awaits. Step into this oasis of relaxation and rejuvenation, complete with a spacious walk-in shower. Whether you're getting ready for the day ahead or unwinding after a long day's work, this convenient addition ensures you can do so with ease.

Adjacent to the shower room, you'll find the utility room, providing additional space for laundry and storage, keeping the main living areas clutter-free and organized.

Upstairs, you'll discover three well-appointed bedrooms, each offering its own unique charm and comfort. The master bedroom stands out with its abundance of natural light streaming through large windows, creating a serene sanctuary for relaxation and restful nights. There is two doubles and one single, offer versatile spaces that can adapt to your family's needs, whether it's creating a cozy guest room or a vibrant home office.

Step outside into the rear garden, where a spacious laid-to-lawn area awaits, complemented by decking – perfect for outdoor gatherings and enjoying the fresh air. A convenient storage shed offers additional space for outdoor equipment and gardening essentials.

Completing this charming home is off-road parking to the front, providing convenience for you and your family.

Don't miss out on the opportunity to make this semi-detached gem your own – schedule a viewing today and experience the comfort and convenience of life in Flamborough!

Tel: 01262 674252





## Hybrid Map



## Road Map



## Terrain Map



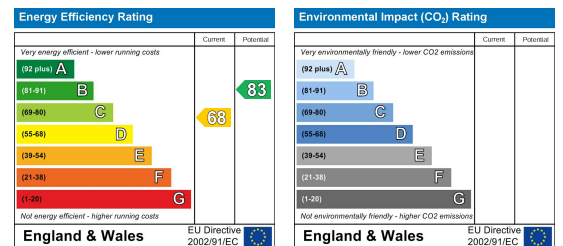
## Floor Plan



## 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.