

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sewerby Crescent

Bridlington, YO16 7DW

By Auction £135,000



Council Tax: B



# 24 Sewerby Crescent

Bridlington, YO16 7DW

By Auction £135,000



Nestled in the desirable North Side of Bridlington, this delightful detached property presents an exceptional opportunity for those seeking their first home. Conveniently located, the residence boasts proximity to primary and secondary schools, local shops, excellent transport links, and more, making it an ideal setting for a growing family.

Upon entering, you are welcomed by the spacious entrance hall leading to the lounge providing space for entertaining or relaxing and a thoughtfully designed kitchen offering a perfect space for culinary enthusiasts.

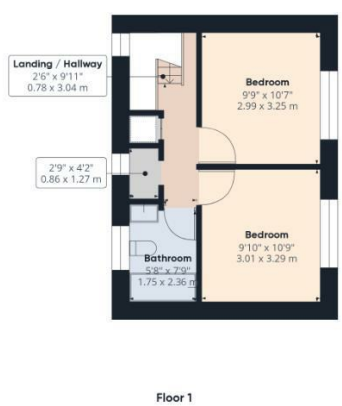
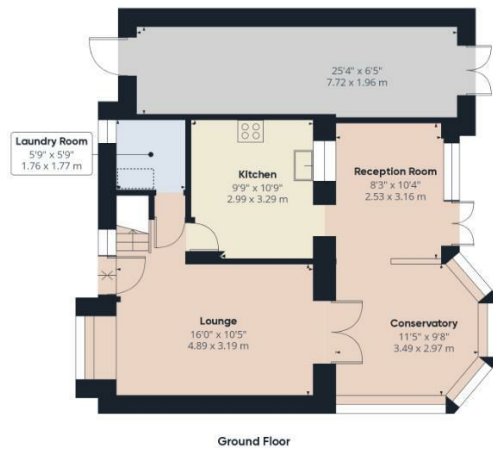
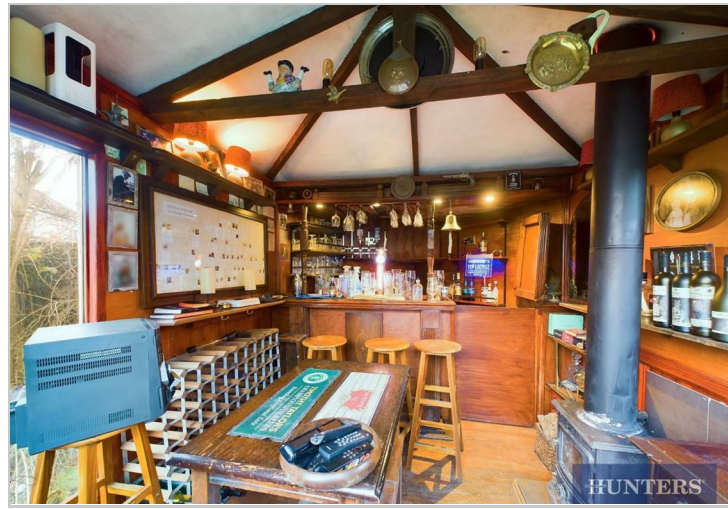
The ground floor also offers a second reception room with the addition of a conservatory enhancing the living experience.

Upstairs, there are two generously sized double bedrooms and a well-appointed bathroom completing the living quarters, providing comfort and privacy for the whole family.

To the outside there is a rear garden featuring a bar ideal for hosting gatherings with family and friends, and to the front there is a convenient driveway offering ample parking.

Viewings are strongly advised to truly appreciate all that this property has to offer.

Contact us today to arrange a viewing.

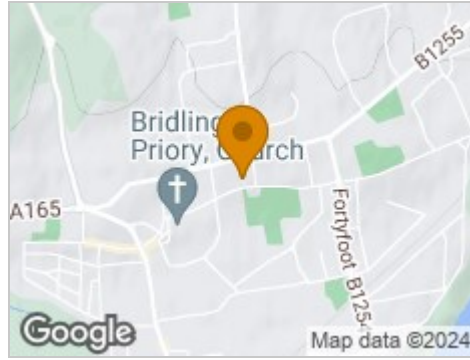


<b>HUNTERS</b>	
Approximate total area <sup>1</sup>	
1056.44 ft <sup>2</sup> 98.15 m <sup>2</sup>	
Reduced headroom	
4.52 ft <sup>2</sup> 0.42 m <sup>2</sup>	
Excluding balconies and terraces	
Reduced headroom (below 1.5m/4.92ft)	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<b>GIRAFFE 360</b>	

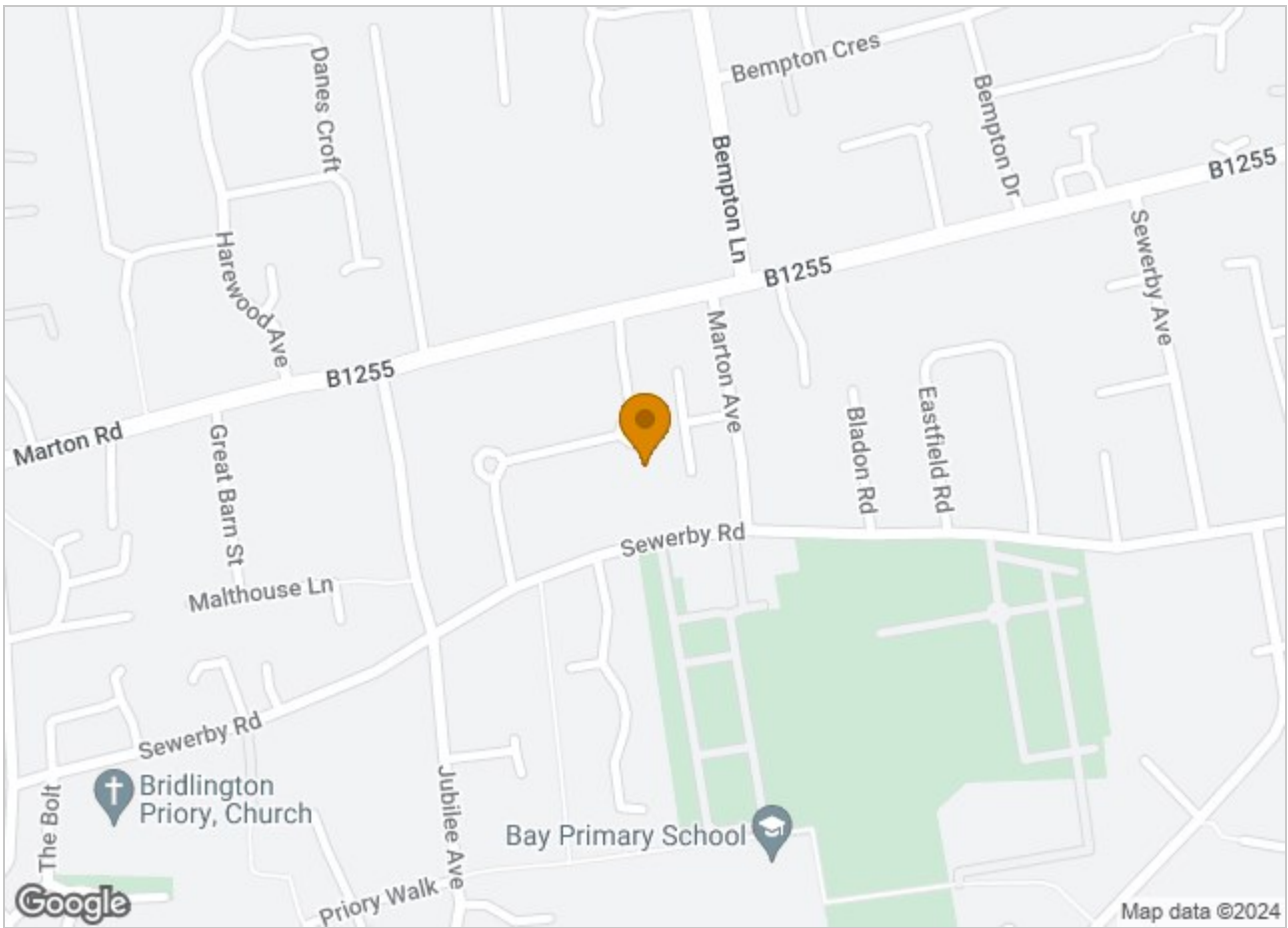
### Hybrid Map



### Terrain Map



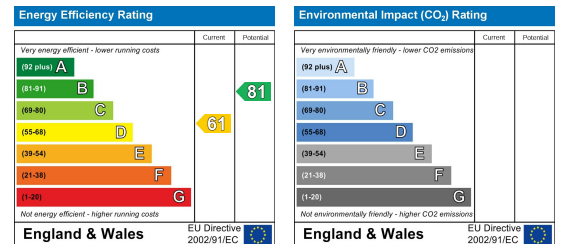
### Road Map



### 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.