

# HUNTERS®

HERE TO GET *you* THERE



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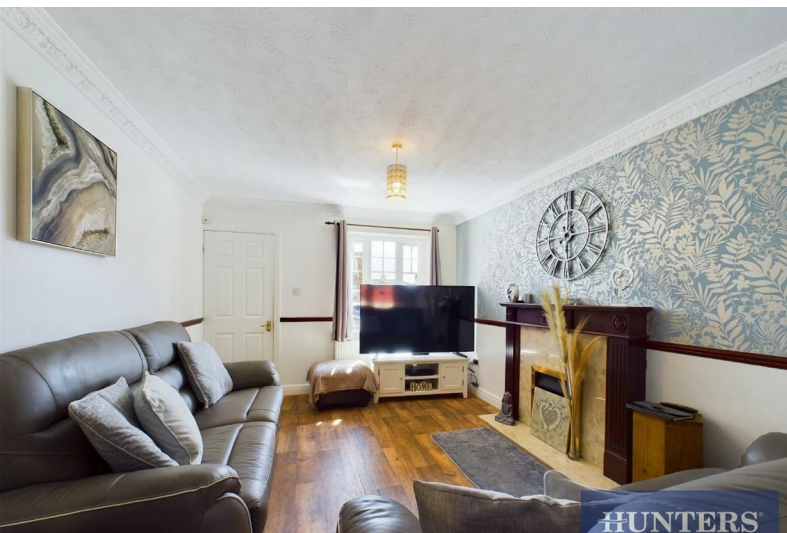
## Nidderdale Close

Bridlington, YO16 6FS

Offers Over £270,000

3 2 1 D

Council Tax: C



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# 4 Nidderdale Close

Bridlington, YO16 6FS

Offers Over £270,000



Welcome to this stunning three bedroom detached house located in the sought-after area of The Crayke. This delightful property offers ample off-road parking for up to six cars, complemented by an integrated garage, ensuring convenience for families with multiple vehicles.

Step inside to discover a generously sized lounge, perfect for relaxation and entertaining. The room is enhanced by a charming feature fireplace, creating a warm and inviting atmosphere. Adjacent to the lounge is a spacious dining area, beautifully presented and ideal for family meals or hosting guests. The dining area opens up through patio doors to the rear garden, seamlessly blending indoor and outdoor living spaces.

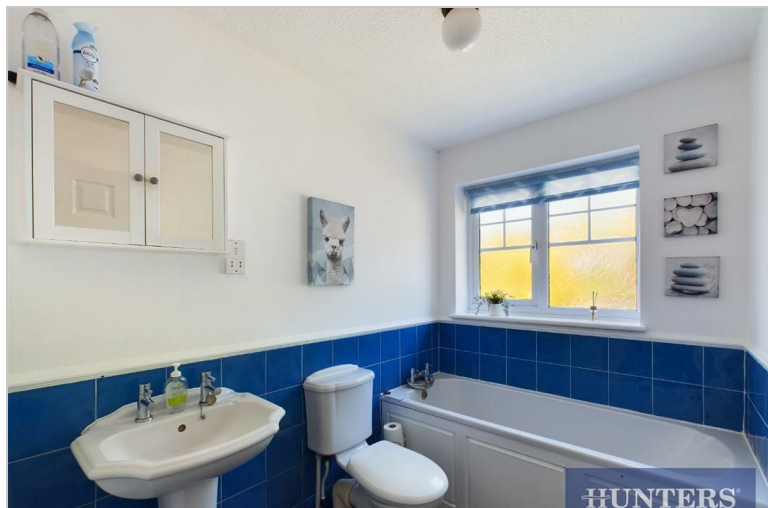
The kitchen is well-equipped with ample cupboard space, providing plenty of storage for all your culinary needs. It features an integrated electric hob and oven, making meal preparation a breeze. The thoughtful layout and modern design ensure that the kitchen is both functional and stylish.

Upstairs, the master bedroom is a true retreat. This large double room includes its own ensuite, complete with a walk-in shower, offering a private and luxurious space to unwind. The remaining two bedrooms are also generously sized doubles, both well-presented and versatile, perfect for children, guests, or a home office.

The family bathroom is designed with comfort in mind, featuring a bathtub for relaxing soaks. This completes the upstairs layout, catering to the needs of a busy family.

Outside, the rear garden is a lovely extension of the home. It boasts a patio area, perfect for outdoor seating and entertaining, alongside a low-maintenance lawn, providing a safe and enjoyable space for children to play or for adults to relax.

This property is not only beautifully presented but also ideally situated. It is close to local primary and secondary schools, making it a convenient choice for families. The proximity to local amenities ensures that daily necessities are within easy reach.



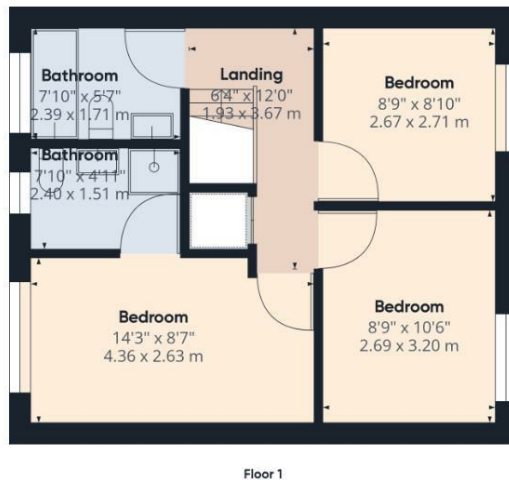
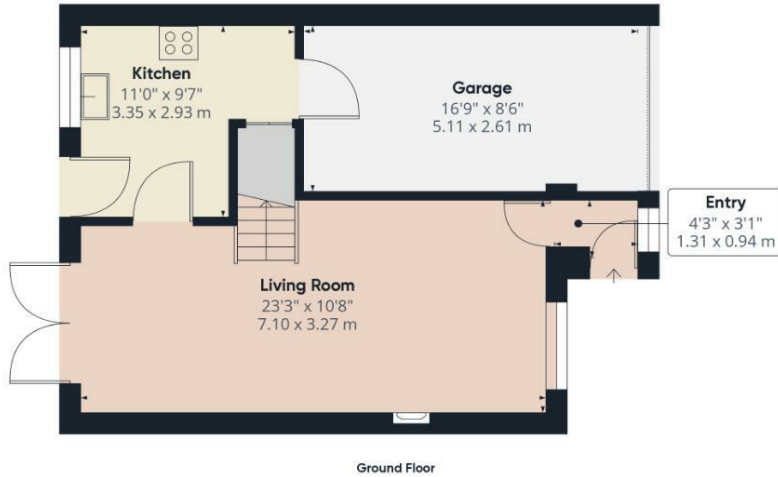
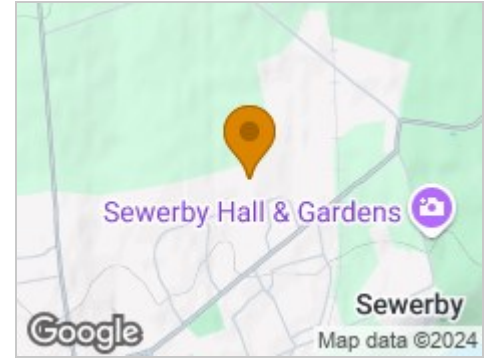
## Hybrid Map



## Road Map



## Terrain Map



**HUNTERS**

Approximate total area<sup>1)</sup>  
937.24 ft<sup>2</sup>  
87.07 m<sup>2</sup>

(1) Excluding balconies and terraces

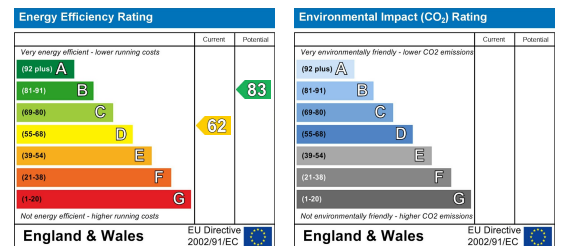
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## 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.