



St. James Road, Bridlington, YO15 3NJ

Asking Price £365,000

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Perfectly positioned just a short stroll from Bridlington's stunning South Beach, this impressive detached property offers the ultimate in family living. Boasting undeniable curb appeal, this grand home welcomes you with a charming entrance hall, complete with classic dado rails that flows elegantly throughout the property.

At the rear, the spacious lounge is a standout feature, bathed in natural light from a large bay window. The exposed brickwork and cozy log burner create the perfect atmosphere for family relaxation. Double doors open into the dining room, ideal for entertaining, with space for a full family dining table.

The modern kitchen is fully equipped with integrated appliances, including a hob, oven, microwave, and dishwasher. Off the kitchen, you'll find a convenient utility room with a downstairs W/C and a bright sunroom offering access to the private rear garden.

Heading upstairs, you'll discover four generously sized double bedrooms. The master suite is a true highlight, offering ample fitted wardrobes and access to a versatile adjoining room—ideal as a home office, dressing room, or extra storage space. This bonus room also includes a shower, sink, and en-suite W/C.

The additional three double bedrooms provide plenty of space for family members or guests. A stylish, fully tiled family bathroom with a luxurious four-piece suite completes the first-floor accommodation.

Outside, the property offers a large, private rear garden with both lawn and patio areas. A storage shed is also available for added practicality. To the front, you'll find ample off-road parking and an integral garage, ensuring easy access and plenty of space for multiple vehicles.

Situated in one of Bridlington's most desirable neighborhoods, this home is within close proximity to local amenities, including schools, supermarkets, Bridlington's town centre, and excellent transport links.

This exceptional property would make an ideal family home - schedule a viewing today!









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

DISCLAIMER

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.

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

2045.47 ft²

190.03 m²

Reduced headroom

5.38 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01262 674252 | Website: www.hunters.com

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