

# HUNTERS®

HERE TO GET *you* THERE



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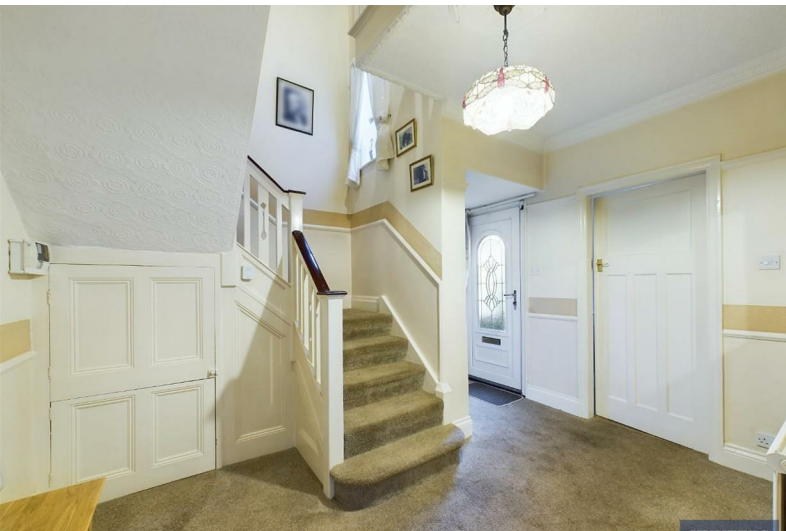
## Eighth Avenue

Bridlington, YO15 2LG

Offers Over £300,000



Council Tax: D





# 27 Eighth Avenue

Bridlington, YO15 2LG

Offers Over £300,000



Discover the ideal family residence on the HIGHLY DESIRABLE Eighth Avenue in Bridlington. This BEAUTIFULLY MAINTAINED three-bedroom home, located on the North Side of Bridlington, combines charm, modern comfort, and versatility to meet your family's needs.

Upon entering, you're welcomed by an entrance hall that sets the tone for this stunning property. To the front, a bay-fronted lounge invites relaxation, complete with a log burner for those cosy evenings.

The kitchen boasts ample cupboard space, an integrated hob and oven, and room for essential appliances including a washing machine, dryer, fridge/freezer, and dishwasher. A door from the kitchen provides convenient access to the garden, making it perfect for indoor-outdoor living.

The ground floor also offers a second spacious reception room, versatile in its use as a family room, dining space, or additional lounge. This space is further enhanced by a charming log burner, creating a warm and welcoming atmosphere. Completing this floor is a handy understairs storage cupboard.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes, while the second double bedroom and a generously sized single bedroom offer plenty of space for family living. The modern family bathroom is equipped with a stylish four-piece suite, perfectly blending functionality and luxury.

The outdoor space offers a beautifully maintained private garden with a combination of a patio seating area, perfect for entertaining, and a lush lawn for relaxation or play. To the front of the property, off-road parking provides convenient and secure space for your vehicles.

This home provides easy access to local shops, Bridlington's town centre, the stunning North Side Beach, schools, and excellent transport links. With its modern upgrades, including a new boiler and bathroom, and its presentation through this property is ready to move into.

Schedule your viewing today!

Tel: 01262 674252





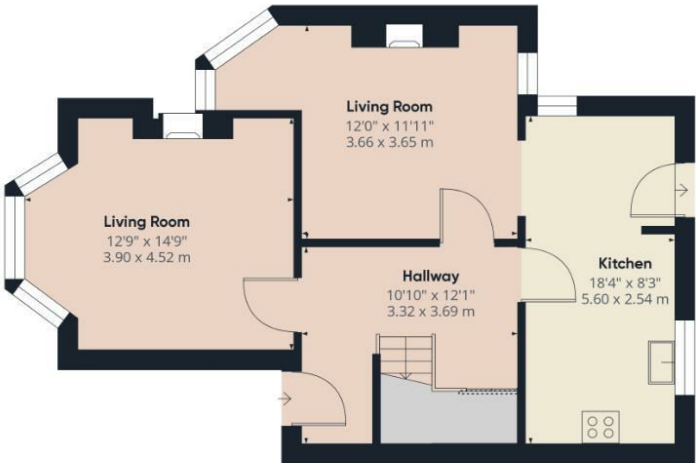
Hybrid Map



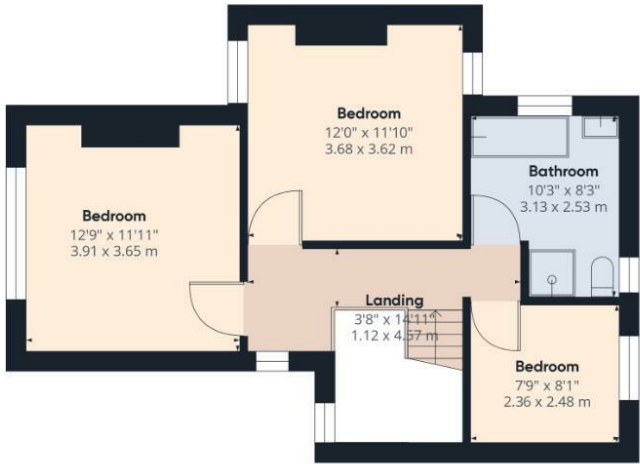
Terrain Map



Road Map



Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

1105.02 ft<sup>2</sup>  
102.66 m<sup>2</sup>

Reduced headroom

0.55 ft<sup>2</sup>  
0.05 m<sup>2</sup>

(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.

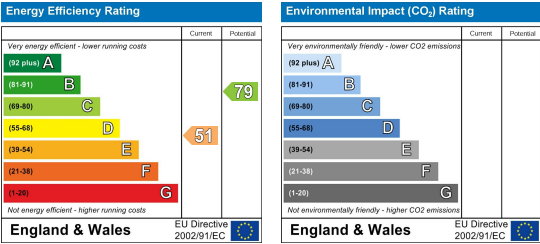
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.