

# HUNTERS®

HERE TO GET *you* THERE



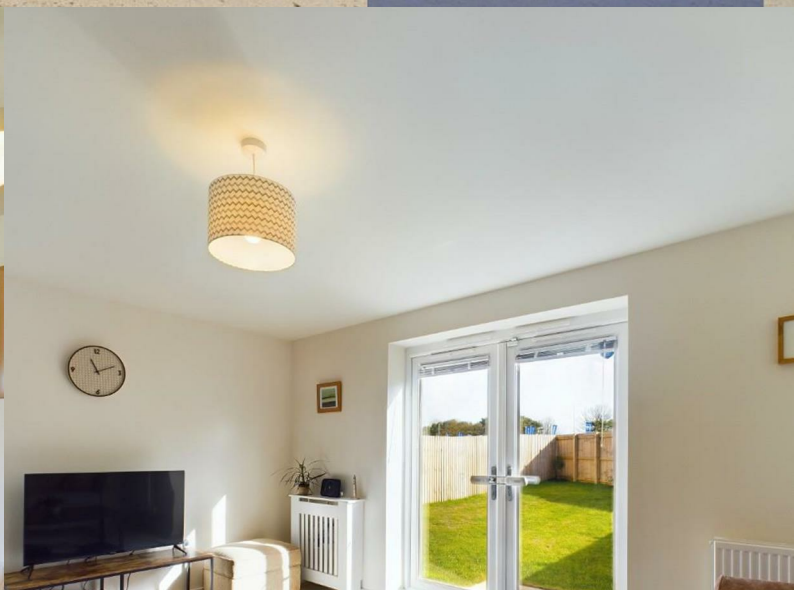
HUNTERS®



Woodcock Avenue

Bridlington, YO15 3FH

£1,150 Per Month



3



2



1



B





## Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating				
		Current	Potential			Current	Potential
Very energy efficient - lower running costs		<div>83</div>		Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Approximate total area*	
Ground Floor	10.00 m <sup>2</sup>
First Floor	8.00 m <sup>2</sup>
Second Floor	8.00 m <sup>2</sup>
Total	
26.00 m <sup>2</sup>	

This incredible three-bedroom new-build home on Woodcock Avenue, Bridlington, offers modern and spacious living in a highly sought-after location. Designed with contemporary lifestyles in mind, the property boasts a flowing ground floor that seamlessly connects the living, dining, and kitchen areas, creating a bright and inviting space. The kitchen is finished to a high standard with sleek fittings and ample storage, making it both stylish and practical with the added bonus of an integrated washer, dishwasher and fridge freezer.

On the first floor, there are two generously sized bedrooms along with a beautifully finished family bathroom. The highlight of the home is the impressive master suite, occupying the entire top floor. This incredible space benefits from a private en-suite, offering a luxurious retreat. The master bedroom also benefits from its own private office/study space. The property also features a well-maintained rear garden, perfect for outdoor relaxation.

Located in the charming seaside town of Bridlington, this home is within easy reach of local schools, shops, and transport links. The town's stunning beaches and coastal walks are just a short distance away, providing a perfect blend of convenience and leisure. This is a fantastic opportunity to secure a beautiful modern home in a desirable area. Contact us today to arrange a viewing.



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 OR LETTING?** If you are thinking of selling or letting 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.

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