

# HUNTERS®

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## North Leas Drive

Bridlington, YO16 6JJ

Auction Guide £130,000



Council Tax: B



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# 11 North Leas Drive

Bridlington, YO16 6JJ

**Auction Guide £130,000**



Hunters are delighted to present to the market this well-proportioned two bedroom semi-detached bungalow, perfectly situated in a quiet residential area of Bridlington.

Offering a wonderful opportunity for those seeking single-level living, this home provides both comfort and practicality.

Internally, the property comprises a bright and spacious lounge with feature fireplace, creating a warm and inviting living space. The modern fitted kitchen benefits from ample storage, generous worktop space, and natural light from dual aspect windows, making it ideal for everyday use.

This bungalow features two generously sized bedrooms: the master, complete with fitted wardrobes and direct access to the rear garden, and a versatile second bedroom that can serve as a guest room, home office, or hobby space. The contemporary wet room is fitted with shower, wash basin, and WC, offering convenience and accessibility.

Additional highlights include generous storage throughout.

Externally, the property boasts a good-sized paved rear garden with raised planters and plenty of space to relax or entertain. To the front there is off-road parking and a single garage, providing excellent convenience and storage.

This delightful bungalow is ideal for downsizers or anyone seeking a peaceful home by the coast. Viewing is highly recommended to appreciate the space and potential this property offers!



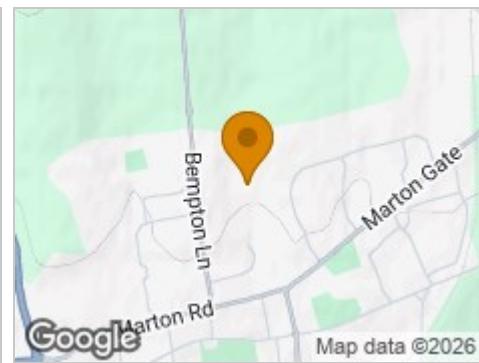
## Road Map



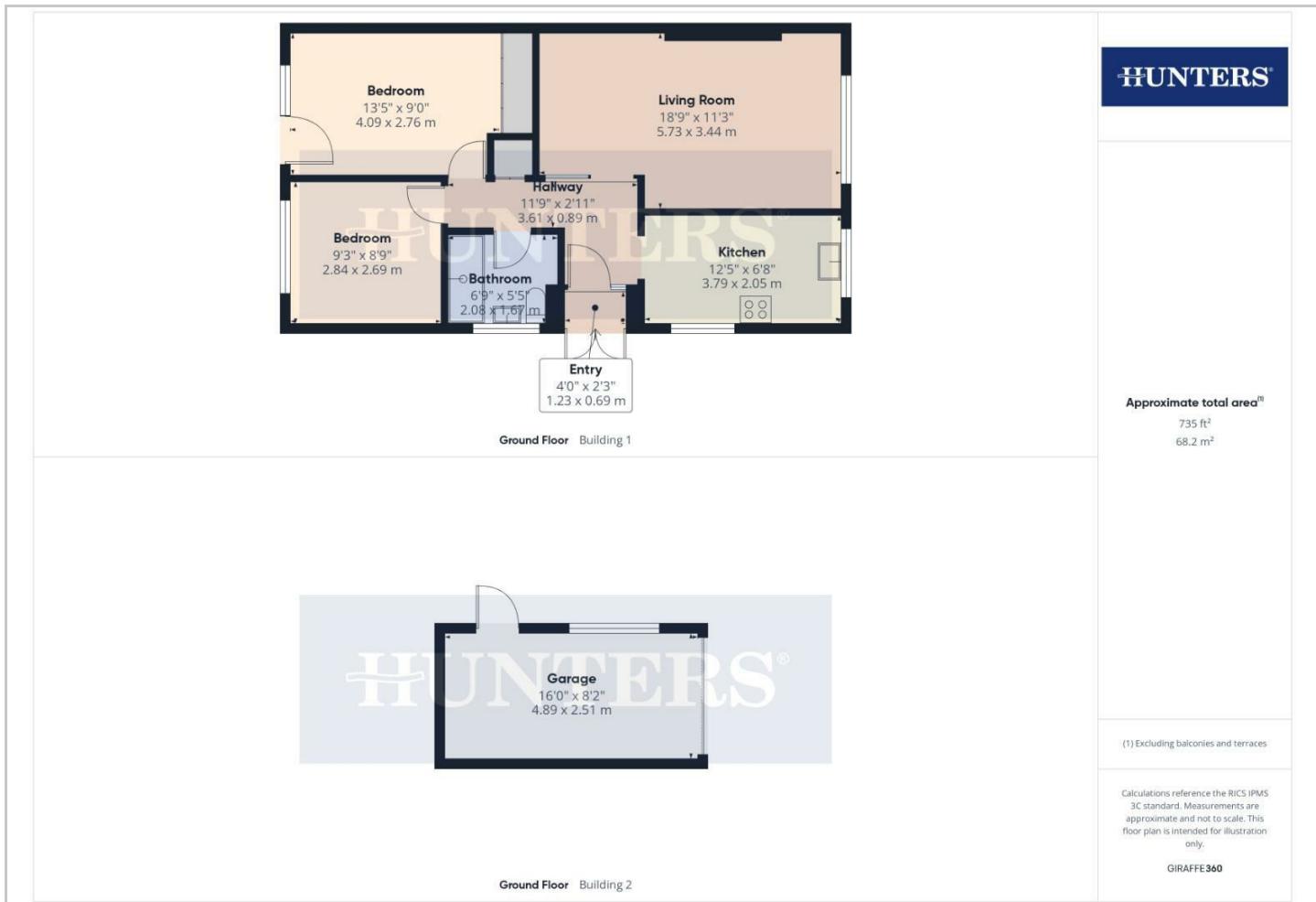
## Hybrid Map



## Terrain Map



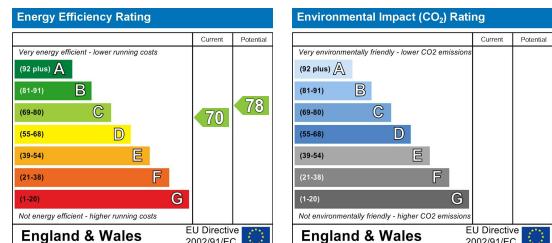
## Floor Plan



## 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.