



## South Back Lane, Bridlington, YO16 4EY

- Semi-Detached Property
- Spacious Living
- Large Rear Garden
- Off-Road Parking
- Four Bedrooms
- Modern Kitchen
- Ideal Family Home
- Close To Local Amenities

**Offers In The Region Of £225,000**



# 47 South Back Lane, Bridlington, YO16 4EY

## DESCRIPTION

This impressive semi-detached property offers generous living accommodation throughout and would make an ideal family home. Perfectly positioned close to local amenities, schools, and Bridlington's charming Old Town, this home combines space, comfort, and convenience.

Stepping inside, you are greeted by a welcoming entrance hall leading into a bright and spacious lounge featuring a charming fireplace. The adjoining conservatory floods the room with natural light and offers lovely views over the rear garden – an ideal space to relax or entertain.

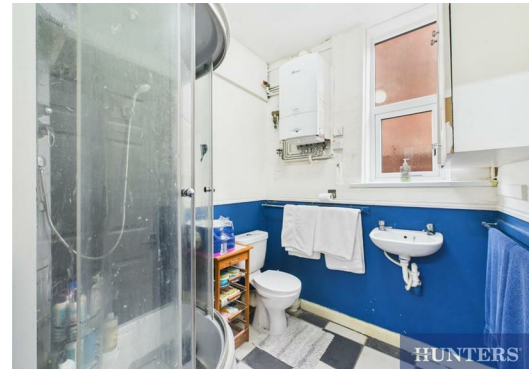
The modern kitchen is well-equipped with ample workspace and room for essential appliances, including an American-style fridge/freezer and range oven. A dedicated dining area provides plenty of space for a family dining table, making it the heart of the home.

Also on the ground floor is a modern shower room and a generous storage room, offering great practicality for family life.

Upstairs, you'll find three well-proportioned bedrooms, including a spacious master bedroom with ample storage potential, along with a contemporary family bathroom featuring a fully tiled finish and a three-piece suite. On the top floor, there is a further large bedroom and an additional versatile room that could be used as a dressing room, office, or extra storage space.

Outside, the property boasts a fantastic rear garden with a large lawn and a raised decking area—perfect for outdoor entertaining or relaxing in the sunshine. To the front, there is off-road parking.

This wonderful home offers space, style, and flexibility to suit a range of buyers. Early viewing is highly recommended – schedule your appointment today!







### Viewings

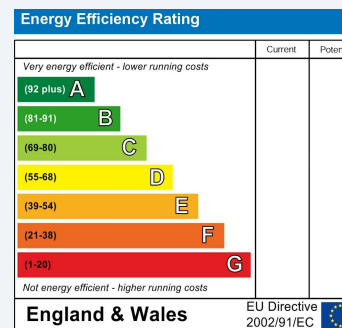
Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.