



Guildford Crescent, Bridlington, YO16 6AF

- Semi-Detached Property
- Well-Maintained Throughout
- Generous Rear Garden
- Built In 2022
- Ideal For First-Time Buyers
- Two Double Bedrooms
- Downstairs W/C
- Off-Road Parking
- Located In A Desirable New Development

Asking Price £160,000



38 Guildford Crescent, Bridlington, YO16 6AF

DESCRIPTION

Situated on a desirable modern development just off Pinfold Lane, Bridlington, this beautifully presented semi-detached property, built in 2022, offers an excellent opportunity for a wide range of buyers. Ideal as a first-time purchase, the property is set within a quiet and recently built residential area, offering modern living in a convenient location.

Upon entering the property, you are welcomed by a bright entrance hall leading into a spacious front-facing lounge. Tastefully neutrally decorated, the lounge provides a comfortable and versatile living space with ample room for a range of furnishings.

To the rear of the property lies a modern fitted kitchen featuring stylish white units, an integrated hob and oven, and space for essential appliances. The kitchen also benefits from direct access to the rear garden, creating a practical and sociable layout. Completing the ground floor is a convenient downstairs W/C.

On the first floor there are two well-proportioned double bedrooms, both bright and airy, offering excellent space for furniture and storage. The accommodation is completed by a contemporary family bathroom comprising a three-piece suite, including a bath with shower over and half-tiled walls.

Externally, the property boasts a generous enclosed rear garden, mainly laid to lawn with a decking area ideal for outdoor seating and entertaining. To the front, there is off-road parking along with a small front garden, enhancing the property's curb appeal.

The area offers easy access to local amenities, schools, and transport links, while also being just a short drive from Bridlington town centre and its beautiful coastline. Schedule a viewing today!





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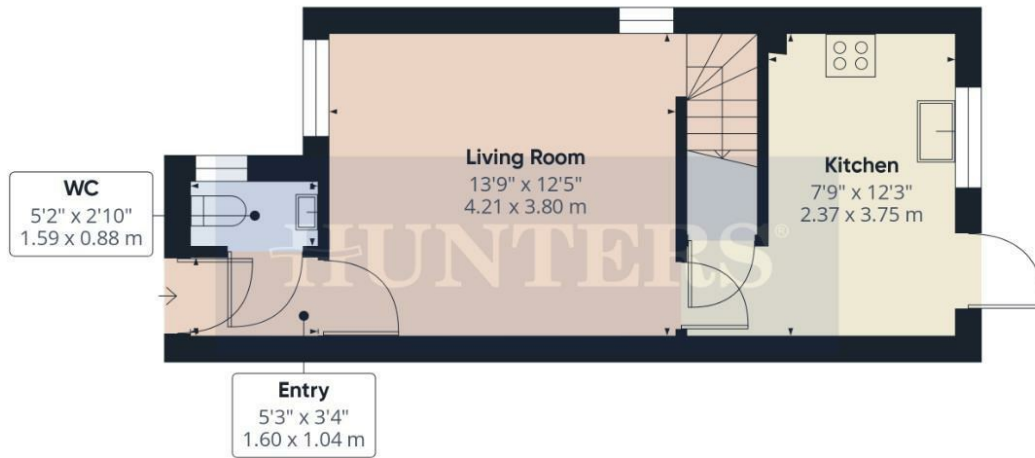
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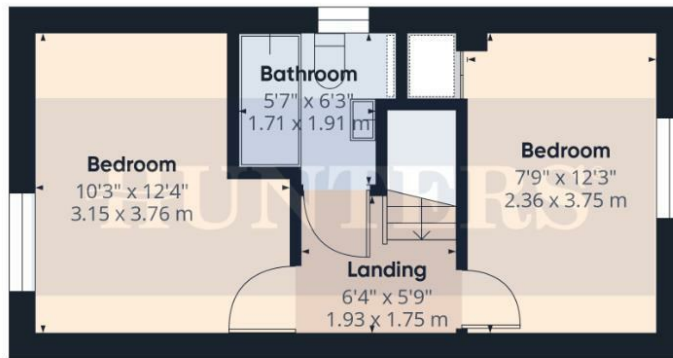
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Ground Floor



Floor 1



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Approximate total area⁽¹⁾
617 ft²
57.4 m²

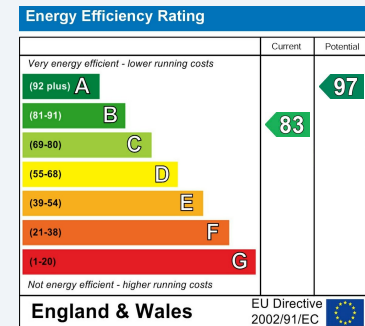
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Viewings

Please contact 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.



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