Leconfield Garth, Bridlington, YO16 6AD

- Semi-Detached House
- Bright And Airy Lounge
- Downstairs W/C
- Off-Road Parking
- Located On A Desirable, Recently Built Development
- Two Bedrooms
- Modern Kitchen
- Large Rear Garden
- Ideal For First-Time Buyers

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HERE TO GET *you* THERE

Asking Price £160,000

1 Leconfield Garth, Bridlington, YO16 6AD

DESCRIPTION

Located on a desirable, recently built development in Bridlington, this beautifully presented semi-detached house offers modern, ready-to-move-into accommodation, making it an ideal purchase for first-time buyers, investors, or small families.

Upon entering the property, you are welcomed by an entrance hall leading into a bright and airy dual-aspect lounge, providing plenty of natural light and ample space for a range of living room furniture. The modern kitchen is well equipped with an integrated hob and oven, along with generous worktop and storage space. From here, there is direct access to the rear garden, enhancing the practicality of the layout. A ground floor WC completes the downstairs accommodation.

To the first floor, the property offers two generously sized double bedrooms, both providing excellent space for bedroom furniture and storage. The home is completed by a stylish family bathroom, fitted with a modern three-piece suite including a bath with shower over.

Externally, the property benefits from a large enclosed rear garden, featuring a patio seating area - ideal for entertaining and outdoor dining. To the front, there is a private driveway providing off-road parking, along with a small, well-maintained front garden.

Situated in a quiet and desirable location, this attractive home is ready to move into and must be viewed to be fully appreciated. Schedule your viewing today!

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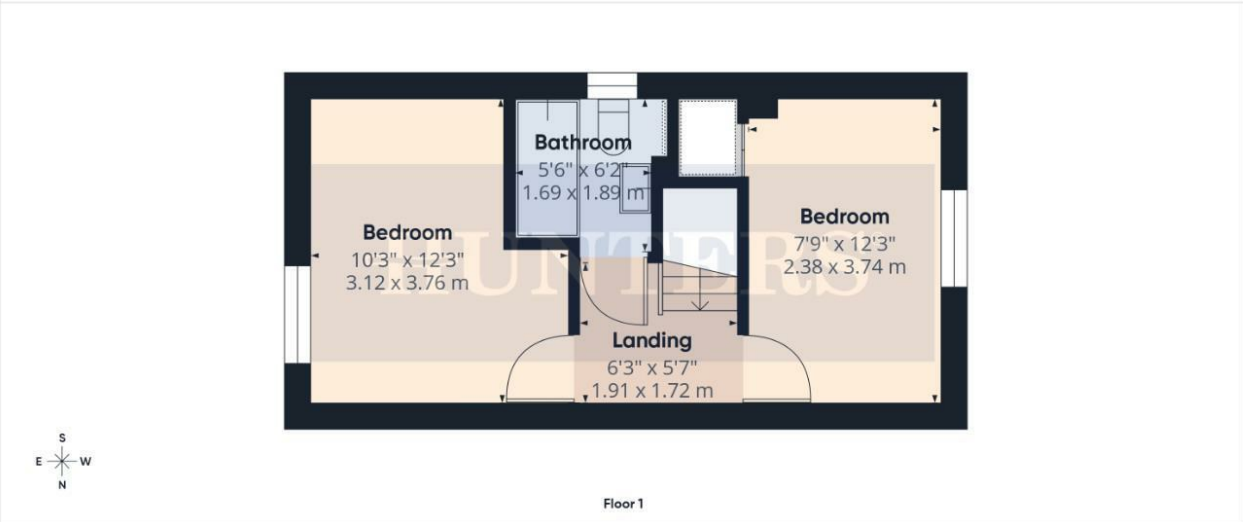

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Approximate total area(1)
608 ft²
56.5 m²

(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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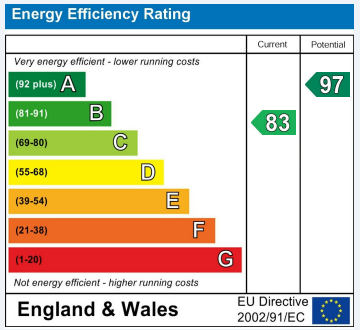
ENERGY PERFORMANCE CERTIFICATE

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.

The Property Ombudsman

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