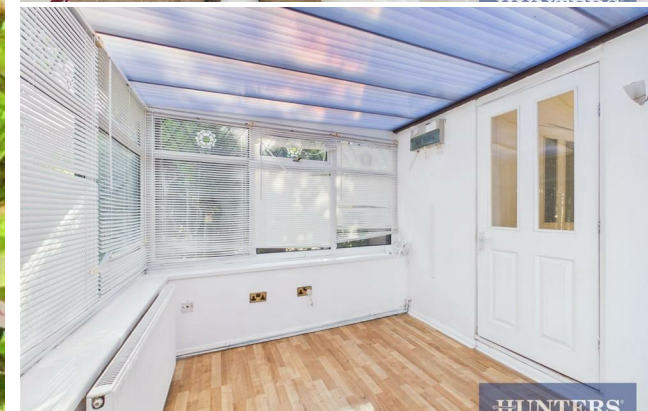




Teal Garth, Bridlington

- Quarter House
- No Onward Chain
- Conservatory
- One Bedroom
- Gardens
- EPC Grade: C

Guide Price £120,000

Tenure: Freehold

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Teal Garth, Bridlington

DESCRIPTION

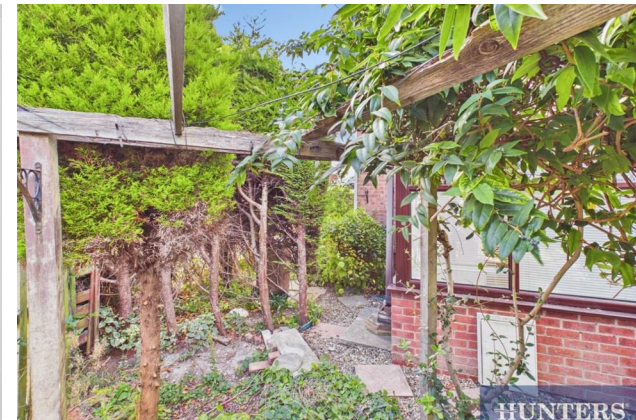
Offered to the market with no onward chain, this one-bedroom quarter house presents an excellent opportunity for first-time buyers, investors or those looking for a project to make their own. Requiring a programme of modernisation and improvement throughout, the property offers fantastic potential to add value and create a comfortable home in a popular residential setting.

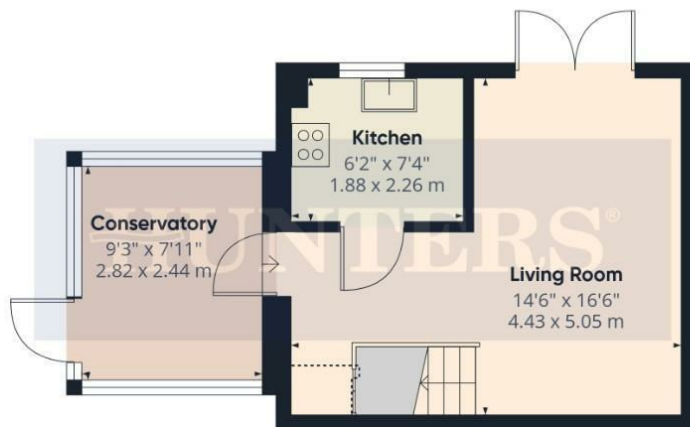
The accommodation briefly comprises a spacious living room, fitted kitchen and conservatory to the ground floor, providing useful additional reception space with views over the garden. To the first floor is a good-sized double bedroom and bathroom.

A particular feature of the property is the outdoor space, with gardens surrounding the home offering plenty of scope for landscaping and creating enjoyable seating and entertaining areas.

With its affordable price point, generous outside space and potential for improvement, this property represents a fantastic opportunity for those seeking their first home or a buy-to-let investment.

Early viewing is recommended to appreciate the potential on offer.





Ground Floor

Bathroom
5'10" x 7'3"
1.80 x 2.23 m



Floor 1



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Approximate total area⁽¹⁾

524 ft²
48.8 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Council Tax: A

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.

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

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

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.

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