



Ellerburn Drive, Bridlington

- Semi Detached House
- Fantastic Investment or First Time Buy
- Off Road Parking

- Two Bedrooms
- Gardens
- EPC Grade: E

Offers Over £170,000

Tenure: Freehold

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Ellerburn Drive, Bridlington

DESCRIPTION

Located on Ellerburn Drive, just off Scarborough Road in Bridlington, this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation briefly comprises an entrance porch leading into a spacious and light-filled living room stretching over 19ft in length, creating an ideal space for relaxing and entertaining. To the rear of the property is a modern fitted kitchen with access to the garden.

To the first floor, the property offers two well-proportioned bedrooms and a family bathroom, all accessed from a central landing.

Externally, the property benefits from a driveway providing off-road parking, while to the rear are beautifully maintained gardens, offering a pleasant outdoor space to enjoy throughout the year.

Situated in a sought-after residential location with convenient access to local amenities, schools, transport links and Bridlington's town centre, this charming home is sure to appeal to a wide range of purchasers.

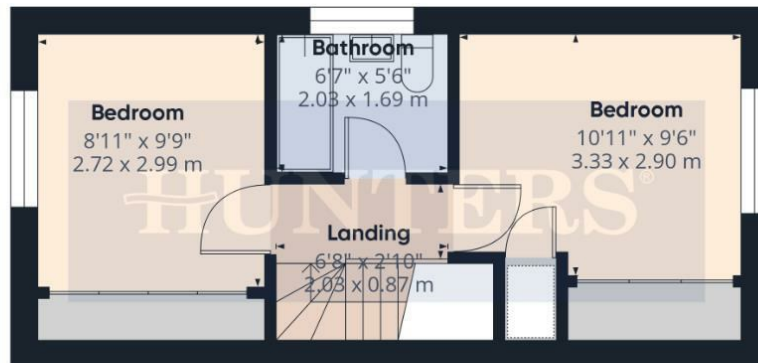
An internal viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.





Entry
3'11" x 3'10"
1.20 x 1.17 m

Ground Floor



Floor 1



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Approximate total area⁽¹⁾
612 ft²
57 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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Council Tax: B

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	
Very energy efficient - lower running costs	Current	Potential	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
			EU Directive 2002/91/EC

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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