



## Viking Road, Bridlington, YO16 6TW

- Semi Detached House
- Three Bedrooms
- Garage
- No Onward Chain
- For Sale Via Modern Method of Auction
- Buyer Fees Apply
- Subject to Reserve Price
- EPC Grade: D

**By Auction £165,000**



# 59 Viking Road, Bridlington, YO16 6TW

## DESCRIPTION

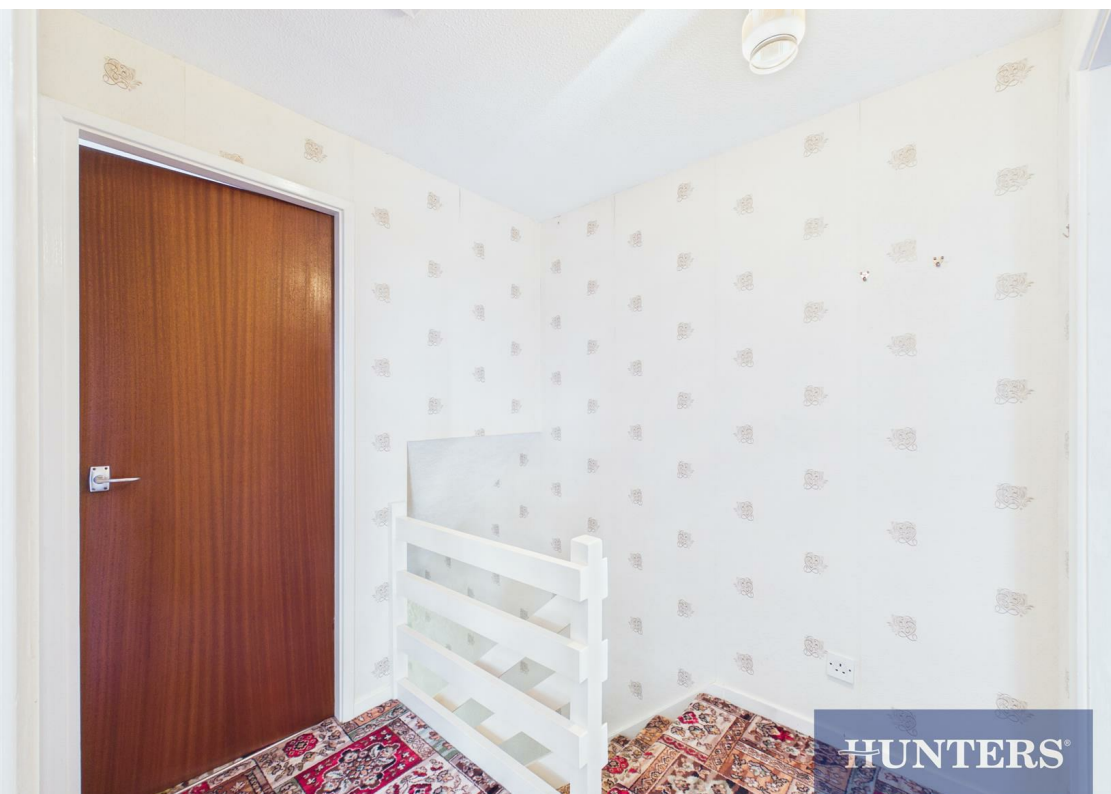
Welcome to the desirable Viking Road estate in Bridlington, this charming three-bedroom house is a delightful find for first-time buyers, families, or anyone seeking proximity to the sea. The property welcomes you with a well-maintained grassed area leading to the front door, setting a pleasant tone from the outset.

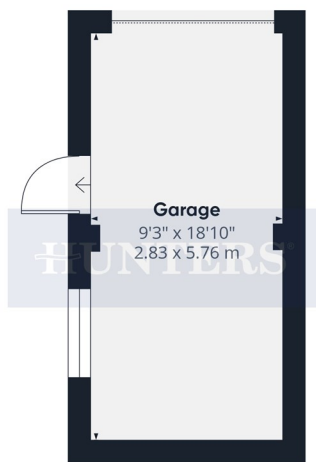
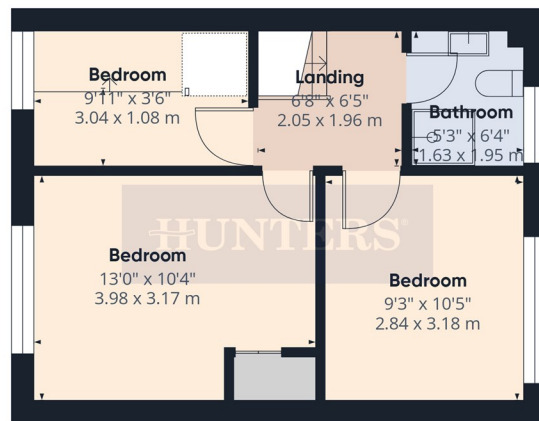
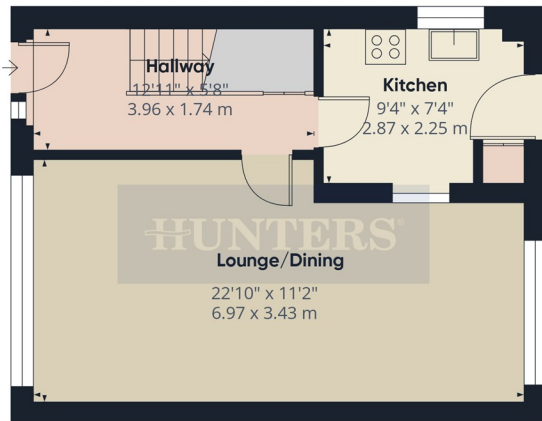
Upon entering, you are greeted by a hallway that leads directly to the first floor. To the right, a bright and airy lounge/diner stretches the full length of the house, providing a spacious and inviting area perfect for relaxation and entertaining. At the rear, the kitchen offers practicality with a door that opens to the outside, where a decent-sized garden awaits. This outdoor space features both grass and concrete areas, ideal for enjoying the fresh air or hosting gatherings. Additionally, a side door grants access to a spacious garage, equipped with power, allowing for various uses, whether for storage or as a workshop.

Ascending to the first floor, you will find three well-proportioned bedrooms, complemented by a family bathroom. One of the bedrooms is modestly sized, making it an excellent option for a nursery or a home office, catering to the diverse needs of modern living.

This property not only boasts a fantastic location close to the sea but also offers a comfortable and versatile living space, making it an excellent choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this lovely house your new home.







**HUNTERS**

Approximate total area<sup>(1)</sup>  
922 ft<sup>2</sup>  
85.7 m<sup>2</sup>

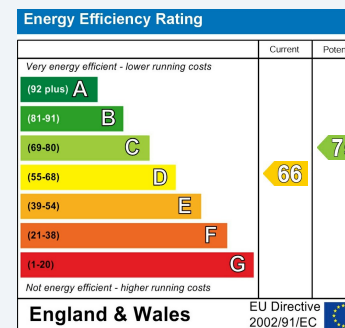
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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](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.



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