



## Eighth Avenue, Bridlington, YO15 2NA

- Spacious Semi-Detached Bungalow
- Two Reception Rooms
- Bathroom With Walk-In Shower
- Off-Road Parking & Garage
- Highly Desirable Location
- Two Double Bedrooms
- Sunroom Overlooking The Garden
- Beautifully Maintained Rear Garden
- Short Walk To Bridlington's North Side Beach

**Asking Price £250,000**



# 36 Eighth Avenue, Bridlington, YO15 2NA

## DESCRIPTION

Situated on the highly desirable Eighth Avenue in Bridlington, this charming semi-detached bungalow offers an ideal blend of comfort, space, and coastal living, just a short stroll from the ever-popular North Side Beach.

Upon entering the property, you are welcomed into a bright and airy front-facing lounge, complete with a feature fireplace, creating a warm and inviting atmosphere. Double doors lead through to a spacious dining room, offering versatile living space - perfect for entertaining, a second sitting area, or a family dining room.

The kitchen is well-equipped with an integrated hob and oven, along with ample worktop space, storage, and room for essential appliances, making it both practical and functional for everyday living. To the rear, a large and versatile sun room overlooks the beautifully maintained garden, offering additional living space that can be enjoyed year-round.

The property boasts two generous double bedrooms. The front bedroom benefits from a bay window, allowing for plenty of natural light, while the second bedroom features fitted sliding wardrobes, providing excellent storage. A modern shower room completes the main home, fitted with a stylish three-piece suite including a walk-in shower. Upstairs, a useful loft room provides excellent additional storage or could serve as a hobby room.

Externally, the rear garden is a true highlight - thoughtfully landscaped with a lawned area, a private gravel seating space, raised patio, and attractive flower borders, creating a peaceful outdoor retreat. To the front, a private driveway offers convenient off-road parking.

Eighth Avenue is a sought-after residential area on Bridlington's North Side, known for its quiet surroundings and proximity to the coast. The property is just a short walk from the beach, ideal for seaside strolls. It is also conveniently close to Sewerby, offering easy access to scenic clifftop walks and the popular Sewerby Hall and Gardens. Schedule a viewing today!







### 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.

### HMRC Disclaimer - Bridlington

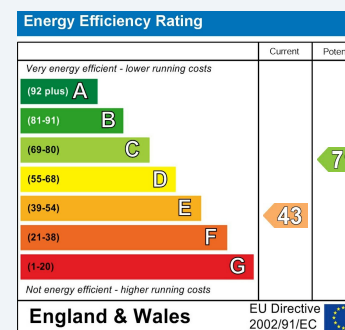
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



27 Quay Road, Bridlington, YO15 2AR  
Tel: 01262 674252 Email: [bridlington@hunters.com](mailto:bridlington@hunters.com) <https://www.hunters.com>

## 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.

