

# HUNTERS®

HERE TO GET *you* THERE



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## Rosebery Avenue

Bridlington, YO15 3PW

Offers Over £250,000



Council Tax: C



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# 13 Rosebery Avenue

Bridlington, YO15 3PW

Offers Over £250,000



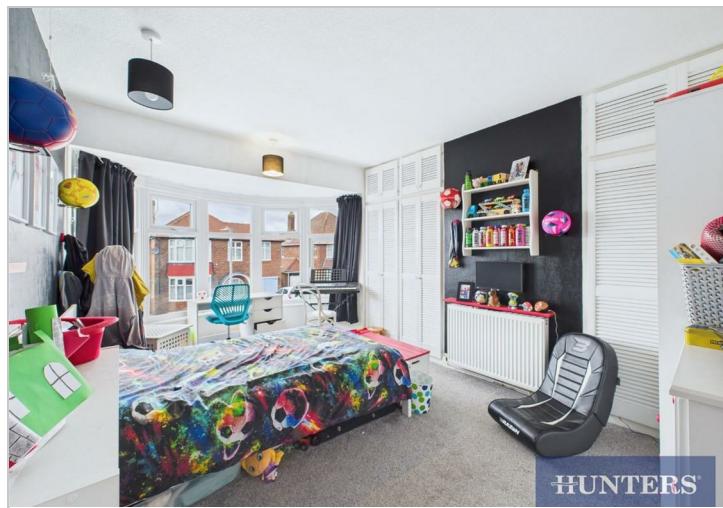
This beautifully presented semi-detached family home offers the perfect blend of comfort, style and convenience, set in a highly desirable location close to Bridlington's South Side beach, local schools and supermarkets.

On entering, you are welcomed by a bright and airy hallway leading to the main lounge at the front of the property, featuring a bay window and a charming feature fireplace. The modern kitchen forms the heart of the home, fitted with sleek white cupboards and space for essential appliances including a range cooker and American-style fridge freezer. Sliding doors open directly to the garden, creating a wonderful space for entertaining. A second spacious reception room with a log burner provides further access to the garden and space for a family dining table.

Upstairs, there are three well-proportioned bedrooms. The master benefits from built-in storage, the second is another bright and airy double, and the third is a versatile single, ideal as a child's room, guest room or home office. The family bathroom is fitted with a three-piece suite including a bath with shower over, tiled walls and additional storage.

The rear garden is a standout feature, offering a large, enclosed and landscaped space that is mainly laid to lawn with patio seating areas, a pond and a storage shed. Perfect for families and entertaining, it provides a private and peaceful retreat. The property also includes off-road parking and a single garage.

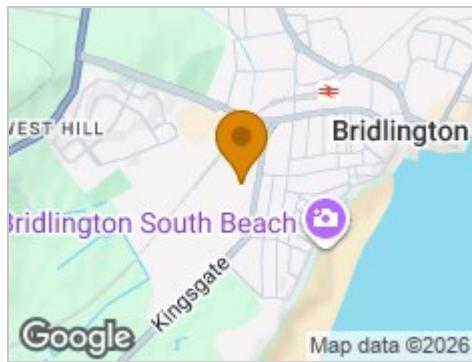
Situated in a prime location, this home is ready to move into and will appeal to a range of buyers. Schedule your viewing today!



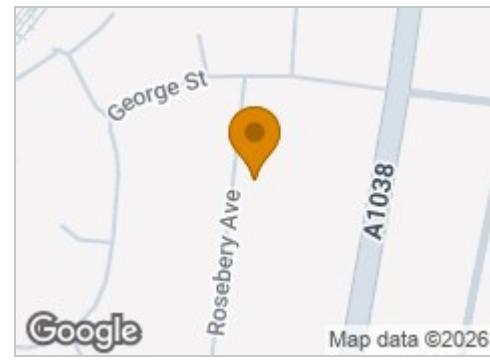
## Hybrid Map



## Terrain Map



## Road Map



**Ground Floor** Building 1

**Floor 1** Building 1

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Approximate total area<sup>(1)</sup>  
1246 ft<sup>2</sup>  
115.9 m<sup>2</sup>

(1) Excluding balconies and terraces

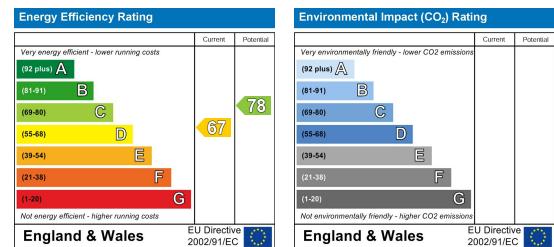
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.

## Energy Efficiency Graph



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.