







# Sewerby Road, Bridlington, YO16 7BB

- For Sale via Modern Method of Auction
- Two Bedrooms
- Subject to Reserve Price
- Buyer Fees Apply
- Semi-Detached House
- Storage & Rear Yard
- Close To Local Amenities
- EPC Rating: D

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## Auction Guide £95,000

# 27 Sewerby Road, Bridlington, YO16 7BB

## DESCRIPTION

**FOR SALAE VIA MODERN METHOD OF AUCTION - TERMS BELOW**

A well-positioned two bedroom semi-detached house, ideally located on Sewerby Road directly opposite the historic Bridlington Priory. Offering well-proportioned accommodation, useful storage and a low-maintenance rear yard, this property would make an excellent first-time purchase, home for a couple or a fantastic option for those looking to downsize.

On entering the property, you are welcomed into the spacious lounge positioned at the front of the home. The lounge features a fireplace, creating a comfortable and cosy space to relax. To the rear is the kitchen, fitted with a range of wall and base units together with an integrated hob and oven. From here, there is access to a useful pantry/storage area and separate utility space, providing valuable room for appliances and household storage. There is also a separate versatile room, offering flexibility to suit your needs and making an ideal dining room or hobby room.

The family bathroom is also located on the ground floor and is fitted with a three-piece suite comprising bath with shower over, WC and wash hand basin, with half-tiled walls.

Heading upstairs, there are two generous double bedrooms, both offering a fantastic blank canvas for the new owner to put their own stamp on and create spaces to suit their individual style and needs. There is also a separate WC for added convenience.

The property further benefits from an additional storage area accessed from the front, providing useful space for bikes and tools. To the rear is a low-maintenance yard, offering an easy-to-manage outdoor space for sitting out or enjoying the warmer months.

Sewerby Road is a convenient location close to the historic Old Town. A range of local shops, amenities, schools and transport links are within easy reach, with the seafront and other attractions also nearby. Schedule a viewing today!













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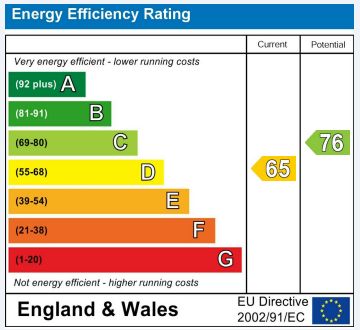
## ENERGY PERFORMANCE CERTIFICATE

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,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.

The Property Ombudsman

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