



Westmoreland Avenue, Bridlington, YO15 2QG

- End-Terrace Property
- Spacious Lounge & Dining Room
- Central Location
- Four Double Bedrooms
- Rear Yard
- EPC Rating: TBC

Asking Price £130,000



9 Westmoreland Avenue, Bridlington, YO15 2QG

DESCRIPTION

Situated on the popular Westmoreland Avenue, this substantial four-bedroom end terrace home enjoys a highly convenient position just a short distance from Bridlington town centre, offering an excellent range of shops, supermarkets, cafés and everyday amenities. The property is also within easy reach of excellent transport links, including the railway station and bus routes and the nearby leisure centre.

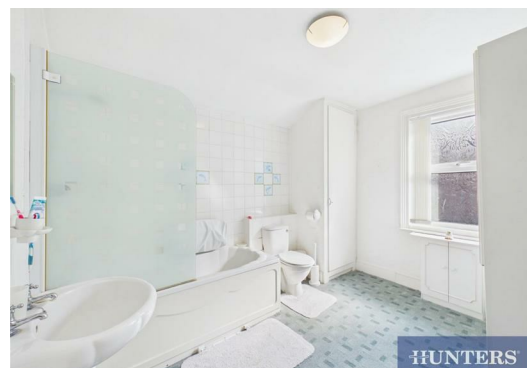
Upon entering the property, you are welcomed into the entrance hall, leading through to a bright and spacious lounge positioned at the front of the home, featuring a bay window that fills the room with natural light. To the rear is a versatile dining room, offering ample space for a family dining table or alternatively a second living space.

The generous kitchen provides an excellent range of fitted units, plenty of worktop space and room for a variety of appliances, making it a practical space for everyday living. A door leads directly out to the rear yard.

The first floor offers two impressive double bedrooms together with a spacious family bathroom fitted with a four-piece suite including a bath with shower over and useful built-in storage. A separate WC adds further convenience.

Occupying the second floor are two further well-proportioned double bedrooms, creating flexible accommodation ideal for larger families, guests or those working from home.

Offering spacious accommodation across three floors in a central location, this home is suited to first-time buyers, families or anyone looking to enjoy all that Bridlington has to offer. Schedule a viewing today!







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.

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.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

