

## Edwardian Drive, , Bridlington, YO15 3TF

- Semi-Detached Property
- Beautifully Presented
- Conservatory
- Driveway & Garage
- Would Suit A Range Of Buyers
- Three Bedrooms
- Modern Kitchen/Diner
- Rear Garden
- Desirable South-Side Location

Asking Price £182,500

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# Edwardian Drive, , Bridlington, YO15 3TF

## DESCRIPTION

Situated on the desirable South-Side of Bridlington, this well-presented three-bedroom semi-detached home offers versatile living space and would make an ideal purchase for first-time buyers, growing families, or anyone seeking a comfortable home close to local amenities.

The property welcomes you into an entrance hall leading through to a bright and airy lounge, providing a relaxing space to unwind. From here, the home flows seamlessly into a modern kitchen/diner fitted with stylish cream gloss cupboards and offering ample space for a family dining table — perfect for everyday living and entertaining.

To the rear, a conservatory overlooks the garden and creates a fantastic social space. This versatile room would suit a variety of uses, including a second living area, playroom, or home office.

Upstairs, the property boasts three well-proportioned bedrooms, with two generous double bedrooms and a good-sized single bedroom. Completing the first floor is a modern family bathroom featuring a contemporary three-piece suite with a bath and shower over.

Externally, the home benefits from a generous rear garden featuring a decking seating area, ideal for outdoor dining and entertaining. Additional benefits include off-road parking and a garage.

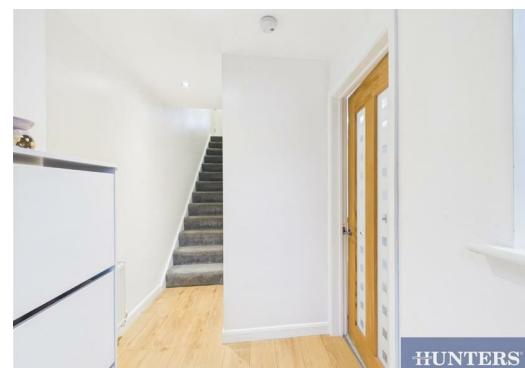
Ideally located close to supermarkets, local shops, and both primary and secondary schools, this home combines convenience with a desirable setting. Schedule your viewing today to fully appreciate everything this lovely home has to offer!



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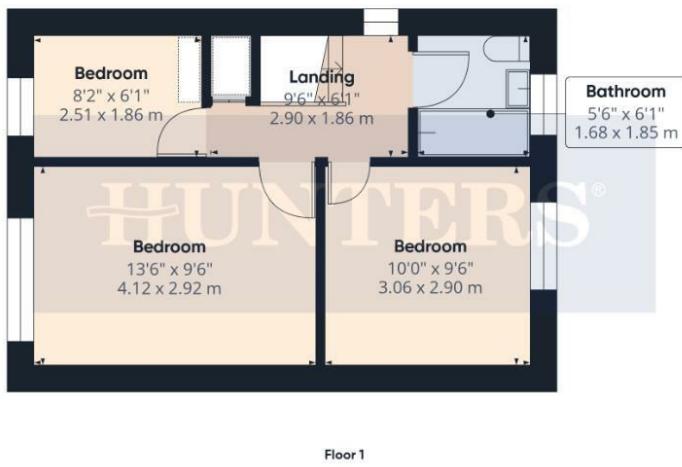


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### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

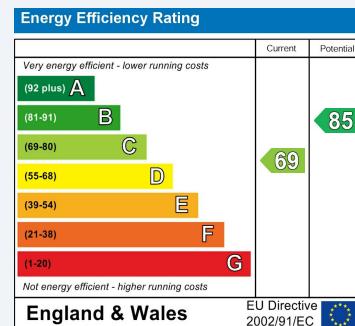
### Valuations

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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## 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.



Approximate total area<sup>(1)</sup>  
811 ft<sup>2</sup>  
75.4 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.

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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.