



## St. Martins Grove, Bridlington, YO16 4NS

- Semi-Detached Property
- Cul-De-Sac Location
- On Street Parking
- Ideal For First Time Buyers
- Close To Local Amenities
- Two Bedrooms
- Rear Garden

**Auction Guide £81,000**

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HERE TO GET *you* THERE

# 1 St. Martins Grove, Bridlington, YO16 4NS

## DESCRIPTION

Situated in a quiet cul-de-sac and perfectly positioned close to a wide range of local amenities, this charming two-bedroom semi-detached house offers comfort, convenience, and fantastic potential for first-time buyers or investors alike.

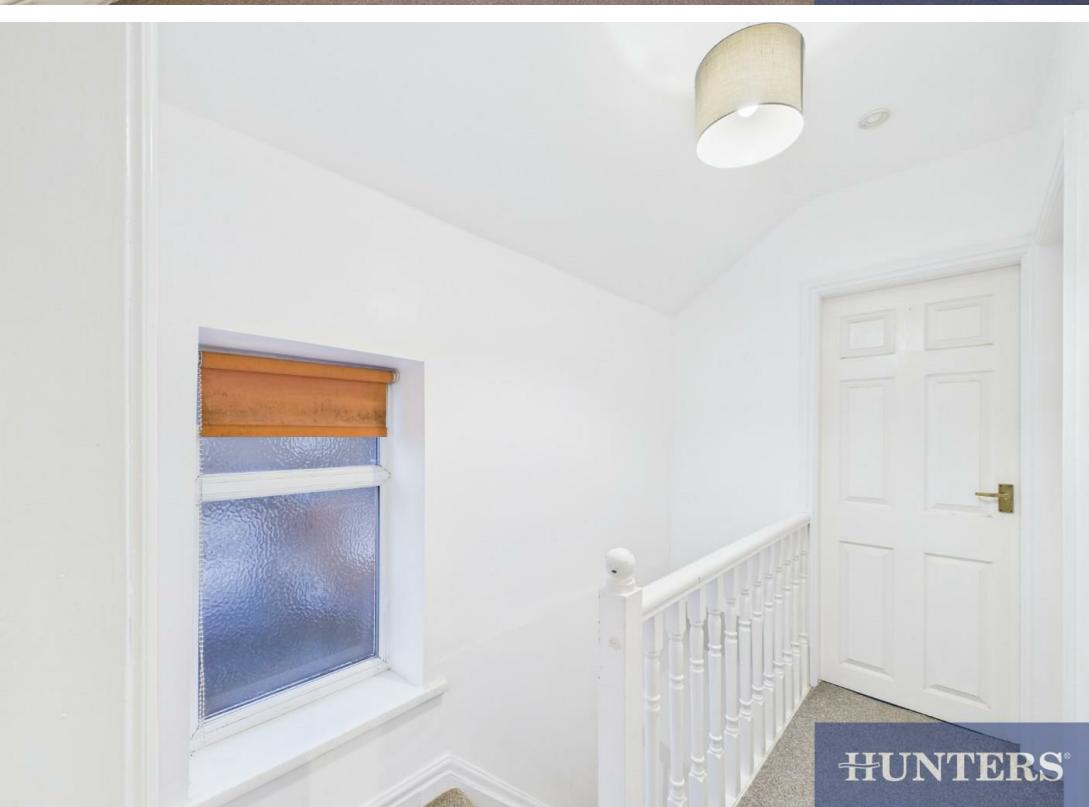
On entering the property, you are welcomed by a bright hallway with useful understairs storage. The hallway leads into a spacious lounge featuring a lovely bay window that fills the room with natural light. An open archway flows seamlessly through to the kitchen/diner, where you'll find ample storage, generous worktop space, and an integrated hob and oven—perfect for everyday cooking or entertaining guests.

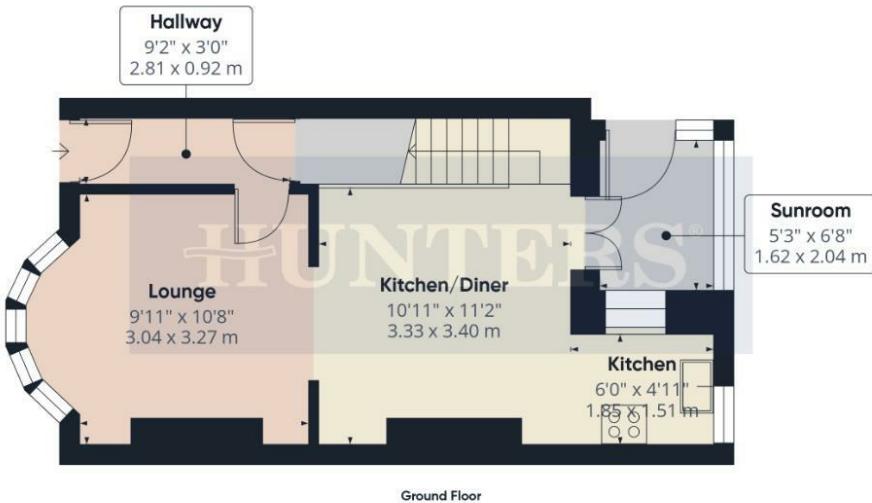
To the rear, there is a small sunroom that leads directly out to the enclosed garden. The garden is a generous and inviting space, offering a well-sized lawn area ideal for children or pets, along with a spacious patio perfect for outdoor dining or relaxing in the warmer months.

Upstairs, the property boasts two well-proportioned bedrooms, with the master situated at the front of the home. Completing the first floor is a bathroom with a three-piece suite, including a bath with shower over.

Located within easy reach of supermarkets, transport links, schools, shops, and a great selection of local amenities, this home is ideally placed for convenient everyday living. This lovely property is sure to appeal to a wide variety of buyers. Don't miss out - schedule your 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.

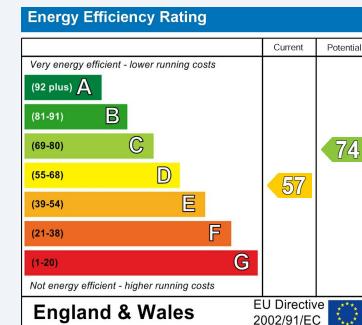
### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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>  
639 ft<sup>2</sup>  
59.4 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.