

# HUNTERS®

HERE TO GET *you* THERE



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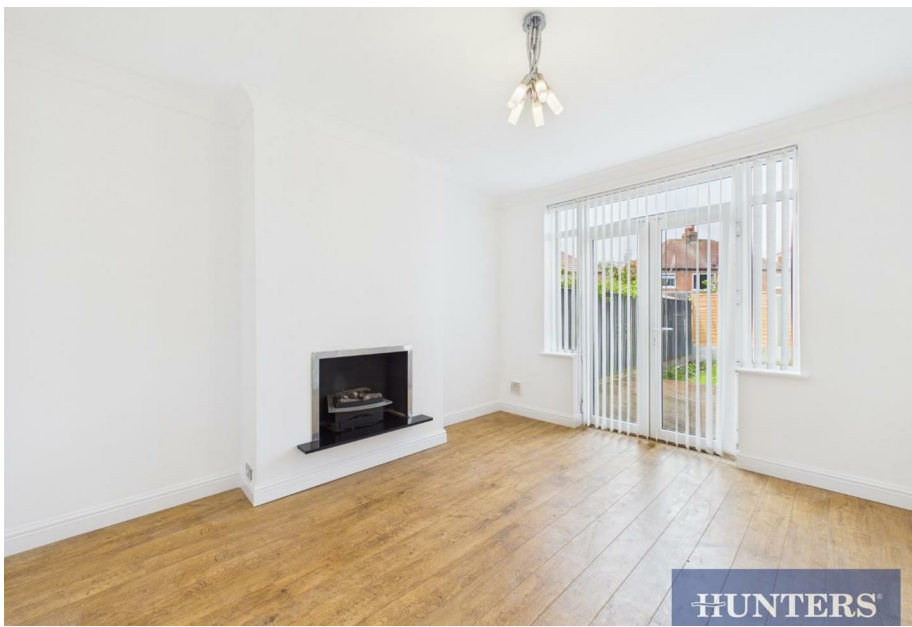
Queensgate

Bridlington, YO16 6RG

£1,100 Per Month



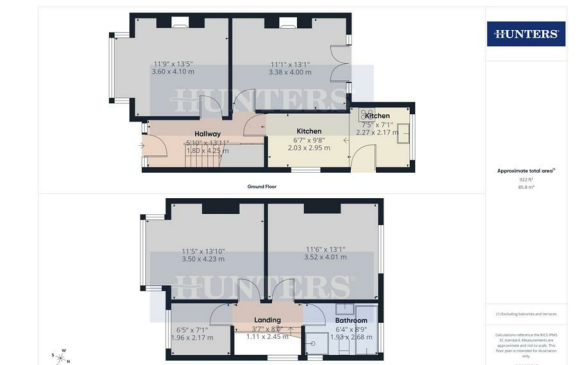
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## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>81</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



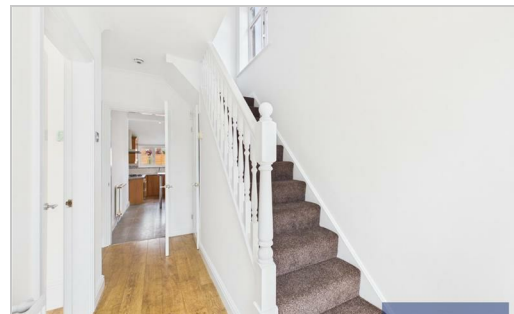
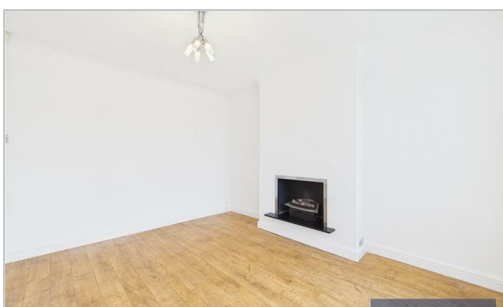
This beautifully presented three bedroom semi-detached home offers spacious and modern accommodation throughout and is ideally positioned within a popular residential location. Benefiting from generous living space, off street parking, detached garage and an enclosed rear garden, this property would make an ideal family home.

The accommodation briefly comprises; entrance hallway with staircase to the first floor, a bright and spacious bay fronted lounge with feature fireplace, separate dining room with French doors opening onto the rear garden and a modern fitted kitchen offering a range of wall and base units, integrated oven, hob and extractor alongside ample worktop space.

To the first floor are two generous double bedrooms, a well-proportioned single bedroom and a contemporary family bathroom fitted with a four piece suite including separate shower enclosure.

Externally, the property benefits from a lawned front garden alongside a block paved driveway providing ample off street parking leading to the detached garage. To the rear is a private enclosed garden featuring decking and lawned areas, ideal for outdoor entertaining and family use.

Well maintained throughout and offering ready to move into accommodation, early viewing is highly recommended.



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 OR LETTING?** If you are thinking of selling or letting 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.

