



## New Burlington Road, , Bridlington, YO15 3HT

- Semi Detached Family Home
- Three Bedrooms
- Good Sized Yard
- Viewings Recommended
- Close To A Range Of Local Amenities
- Two Reception Rooms
- Modern Kitchen
- Garage To The Rear
- Excellent Location On The South-Side Of Bridlington

**Asking Price £170,000**



# 31 New Burlington Road, Bridlington, YO15 3HT

## DESCRIPTION

This attractive and well-maintained three-bedroom semi-detached property offers generous and versatile living accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize. Occupying a central position, the property enjoys easy access to a wide range of local amenities, including shops, supermarkets, well-regarded schools, and excellent transport links, ensuring convenience for everyday living.

Upon entering the property, you are welcomed by a bright and inviting entrance hall, setting the tone for the rest of the home. The spacious lounge provides a comfortable and relaxing environment, enhanced by natural light and ample room for a variety of furnishings. A separate dining room offers the perfect space for family meals and entertaining guests.

The kitchen is well-appointed with a range of fitted units, offering plenty of storage and worktop space, along with room for appliances, making it both practical and functional for modern living.

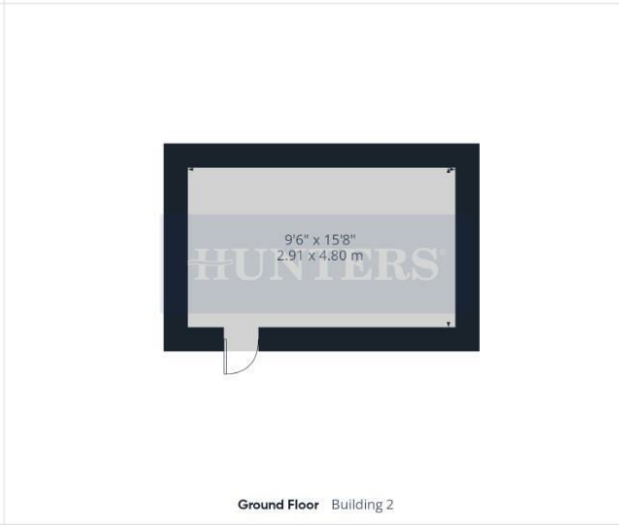
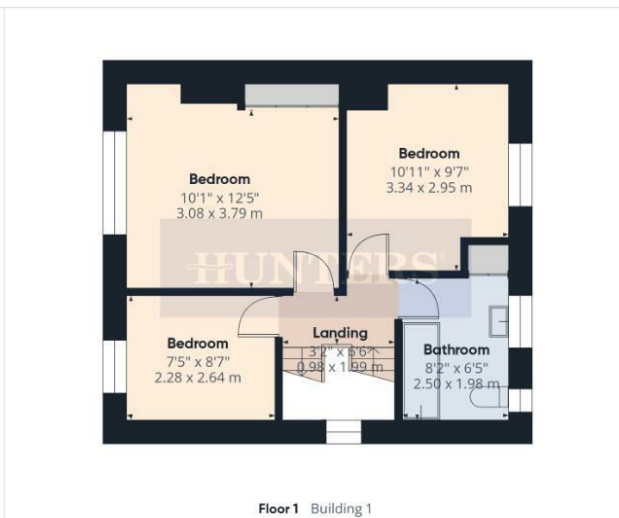
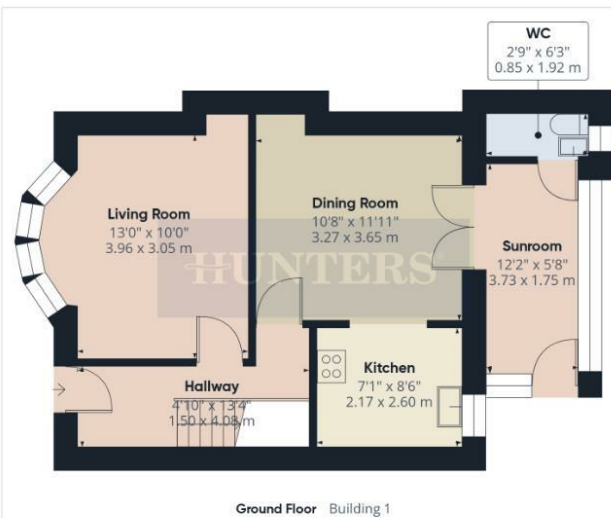
To the first floor, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation and space to personalise. The family bathroom is fitted with a suite comprising a bath with overhead shower, wash hand basin, and WC. The top floor offers a spacious loft room, ideal as an occasional room, hobby space, home office, or excellent additional storage.

Externally, the property has a private enclosed yard, ideal for outdoor dining, relaxing, or low-maintenance gardening. In addition, there is a garage providing off-street parking or valuable extra storage space. There is also a resident permit parking scheme in operation for residents.

Further benefits include gas central heating and double glazing, contributing to comfort and energy efficiency. With its generous layout, practical features, and highly convenient location, this property represents an excellent opportunity and early viewing is strongly recommended!







**HUNTERS**

Approximate total area<sup>(1)</sup>  
 1219 ft<sup>2</sup>  
 113.2 m<sup>2</sup>

Reduced headroom  
 53 ft<sup>2</sup>  
 5 m<sup>2</sup>

(1) Excluding balconies and terraces

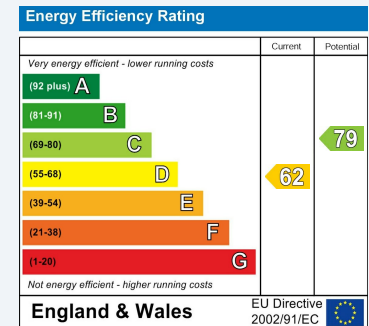
Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## 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](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.



27 Quay Road, Bridlington, YO15 2AR  
 Tel: 01262 674252 Email: [bridlington@hunters.com](mailto:bridlington@hunters.com) <https://www.hunters.com>

