# Ellerburn Drive, , Bridlington, East Riding of Yorkshire, YO16 7QS

- Three bedrooms
- Cosy reception room
- Rear garden
- Easy access to transport links
- Ideal for first time buyers
- One modern bathroom
- Semi-detached house
- Located in Bridlington
- Viewing recommended

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## Asking Price £185,000

# Ellerburn Drive, , Bridlington, East Riding of Yorkshire, YO16 7QS

## DESCRIPTION

Nestled in the charming area of Ellerburn Drive, Bridlington, this delightful semi-detached house presents a perfect blend of comfort and convenience. Spanning 891 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge that provides a perfect setting for relaxation. The modern kitchen, complete with integrated appliances, offers ample space for a family dining table, making it an inviting area for meals and gatherings. Adjacent to the kitchen is a lovely conservatory, currently utilised as an office space, which allows for an abundance of natural light and a pleasant view of the garden.

The property boasts a modern bathroom, equipped with a shower over the bath and stylish tiled walls, catering to the needs of the household with ease. Each of the three bedrooms is designed to provide a peaceful space, ensuring comfort.

One of the standout features of this home is the rear garden, which offers a private outdoor space, excellent for children to play or for hosting summer barbecues with friends and family. Additionally, parking is conveniently available at the front of the property.

Located in the picturesque town of Bridlington, this home is ideally situated near local amenities, schools, and transport links. With its charming features and practical layout, this semi-detached house on Ellerburn Drive is a fantastic opportunity for anyone seeking a new home.

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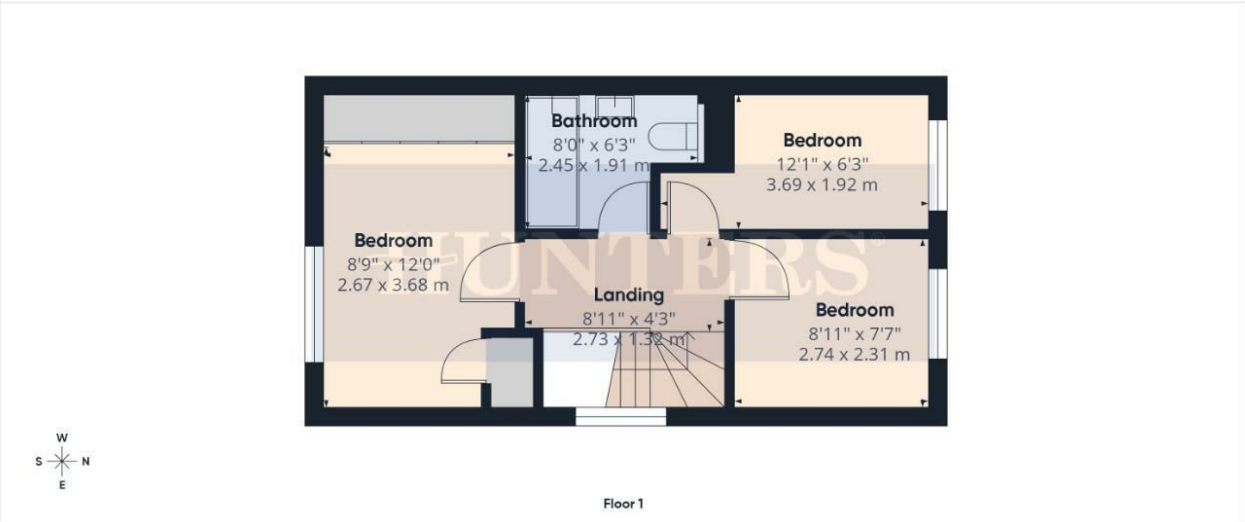


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Approximate total area(1)
819 ft²
76 m²

Reduced headroom
17 ft²
1.5 m²

(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.

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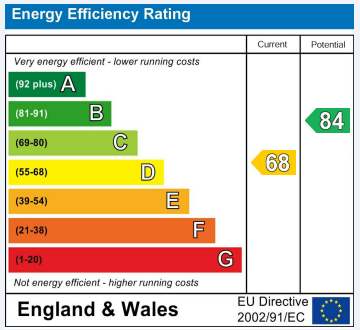
## ENERGY PERFORMANCE CERTIFICATE

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.




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,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.


The Property Ombudsman

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