

# HUNTERS®

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## Longleat Avenue

Bridlington, YO16 6GE

Offers Over £260,000



Council Tax: C



# 12 Longleat Avenue

Bridlington, YO16 6GE

Offers Over £260,000



Discover this beautiful three-bedroom detached bungalow, a rare gem nestled in one of Bridlington's desirable areas.

From the moment you arrive, you'll appreciate the generous off-road parking and single garage, offering convenience and storage.

Inside, the spacious living room provides the perfect setting to relax and unwind, while the modern kitchen is equipped with an integrated oven and hob—ideal for effortless cooking and entertaining.

The master bedroom offers a peaceful retreat, complete with built-in wardrobes. A second double bedroom leads directly to the expansive conservatory, seamlessly connecting indoor comfort with outdoor charm. The third bedroom is a versatile single, perfect for guests, a dining room, or additional storage.

The contemporary bathroom boasts a sleek walk-in shower, designed for both comfort and efficiency.

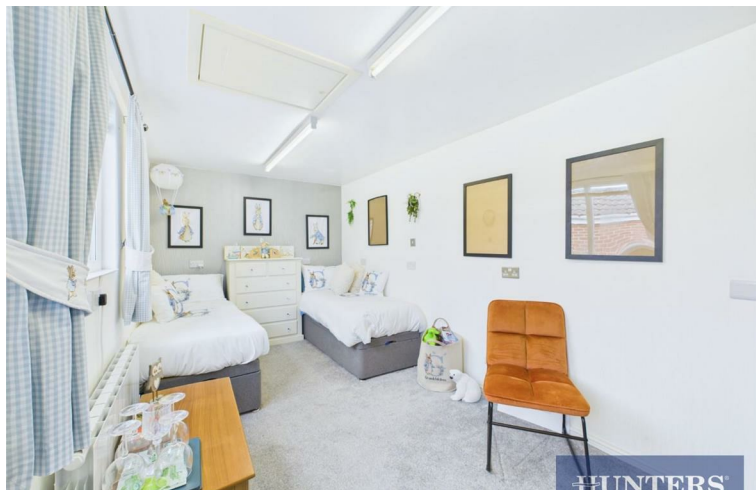
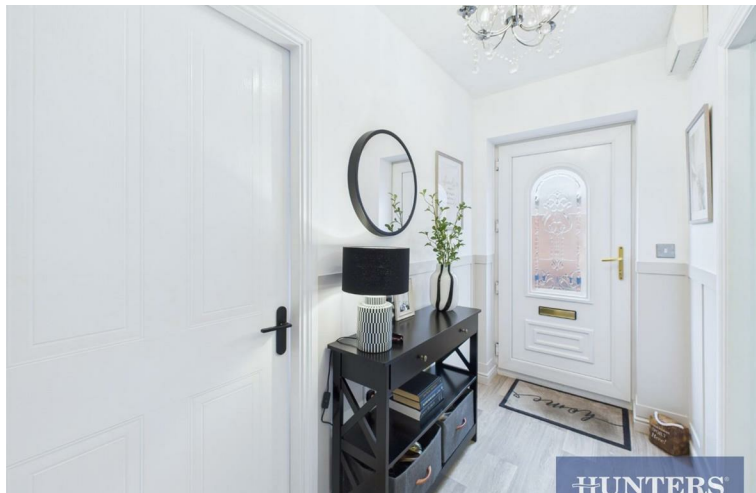
A standout feature of this home is the impressive full-width conservatory with a self-cleaning roof—an ideal space for dining, relaxing, or entertaining guests. Step through the patio doors into the private rear garden, a tranquil space to enjoy warm days and quiet evenings.


Adjacent to the garage is a fully serviced outbuilding with water, electricity, and heating—offering the perfect opportunity for a home office, creative studio, or flexible workspace to suit your lifestyle.

Located with easy access to local amenities including shops, schools, and libraries, this home combines comfort, practicality, and a prime location to deliver the complete package.

Tel: 01262 674252





A satellite map showing a dense residential neighborhood with many houses and streets. A yellow location pin is placed in the center of the map, indicating a specific location. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.

**Building 1 Ground Floor**

- Sunroom: 6'9" x 16'7" (2.07 x 5.08 m)
- Bedroom: 7'11" x 9'11" (2.41 x 3.04 m)
- Bathroom: 7'3" x 6'3" (2.23 x 1.93 m)
- Living Room: 16'5" x 10'11" (5.01 x 3.33 m)
- Bedroom: 11'5" x 9'11" (3.48 x 3.04 m)
- Kitchen: 8'7" x 10'0" (2.63 x 3.05 m)
- Bedroom: 6'8" x 9'0" (2.04 x 2.76 m)
- Hallway: 4'4" x 8'10" (1.34 x 2.71 m)

**Building 2 Ground Floor**

- Office: 17'1" x 8'0" (5.22 x 2.46 m)

**Building 3 Ground Floor**

- Garage: 17'2" x 8'5" (5.24 x 2.58 m)

Approximate total area <sup>(1)</sup>
1040 ft <sup>2</sup>
96.6 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.

GIRAFFE360

Please contact our Hunters Bridlington Office  
on 01262 674252 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Energy Efficiency (%)	Current	Potential
A (92 plus)	92+		
B (81-91)	81-91		
C (69-80)	69-80		
D (55-68)	55-68		
E (39-54)	39-54		
F (21-38)	21-38		
G (1-20)	1-20		

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	CO <sub>2</sub> Emissions (%)	Current	Potential
A (92 plus)	92+		
B (81-91)	81-91		
C (69-80)	69-80		
D (55-68)	55-68		
E (39-54)	39-54		
F (21-38)	21-38		
G (1-20)	1-20		

**England & Wales**

EU Directive 2019/1023/EC

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