



## Marton Gate, Bridlington

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Offers In The Region  
Of £435,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# 40, Marton Gate, Bridlington

## DESCRIPTION

Situated in a desirable area of Bridlington, this impressive detached property is Dunk-built, located on the sought-after north side, and just a short walk from the beach. Offering generous living space, well-maintained interiors, and excellent versatility, it's ideal for growing families or those seeking extra room to relax and entertain.

To the front of the property, you'll find a gated driveway with two entrances and access to a private garage, offering convenience and additional storage options.

Inside, the home opens into a bright and airy hallway. The spacious and beautifully presented living room is perfect for relaxing in comfort. An additional reception room provides flexible space—ideal for a home office, playroom, or second lounge. The generous dining room is perfectly suited for entertaining guests or enjoying family meals, with the added benefit of internal access to the garage.

The well-appointed kitchen features an integrated oven and hob and a stylish breakfast bar, creating a functional and sociable cooking and dining area.

Upstairs, you'll find four spacious bedrooms, each offering ample room for furnishings and personal touches. The master bedroom has an en-suite bathroom. The family bathroom is fitted with a modern three-piece suite, including a walk-in shower, and there's the added convenience of a separate additional W/C.

Outside, the well-kept rear garden offers a lovely blend of lawn and patio areas—perfect for setting up outdoor seating to enjoy sunny days or al fresco dining.

With its versatile layout, ample space, and prime location, this detached property is a fantastic opportunity not to be missed.



# ROOMS







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1797 ft<sup>2</sup>

167 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

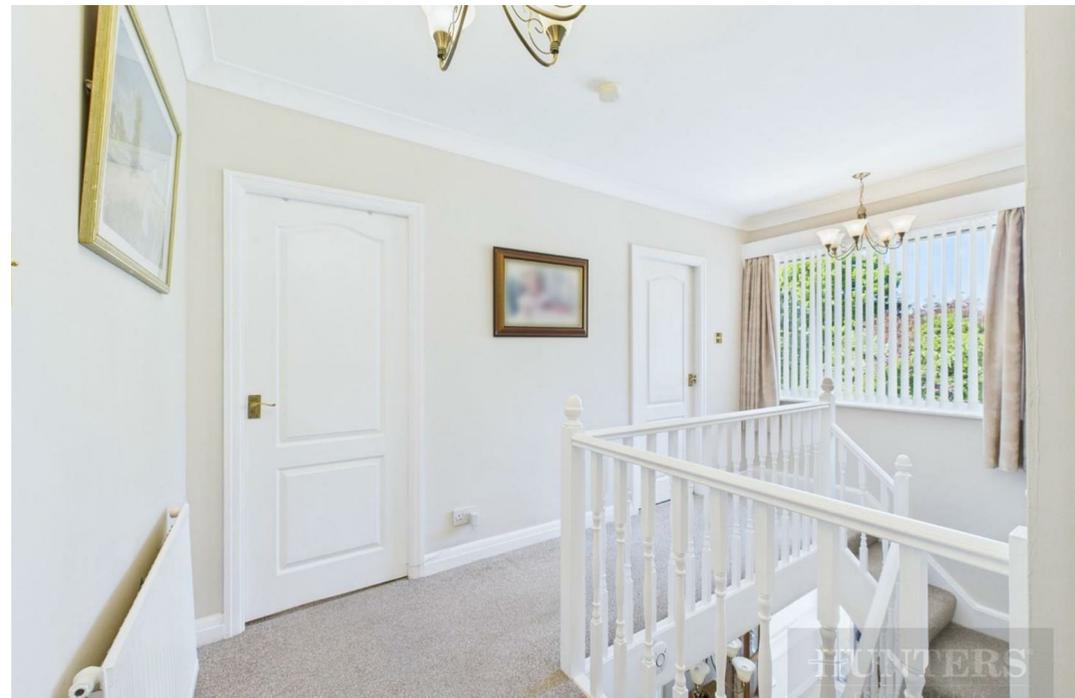
**Reduced headroom**

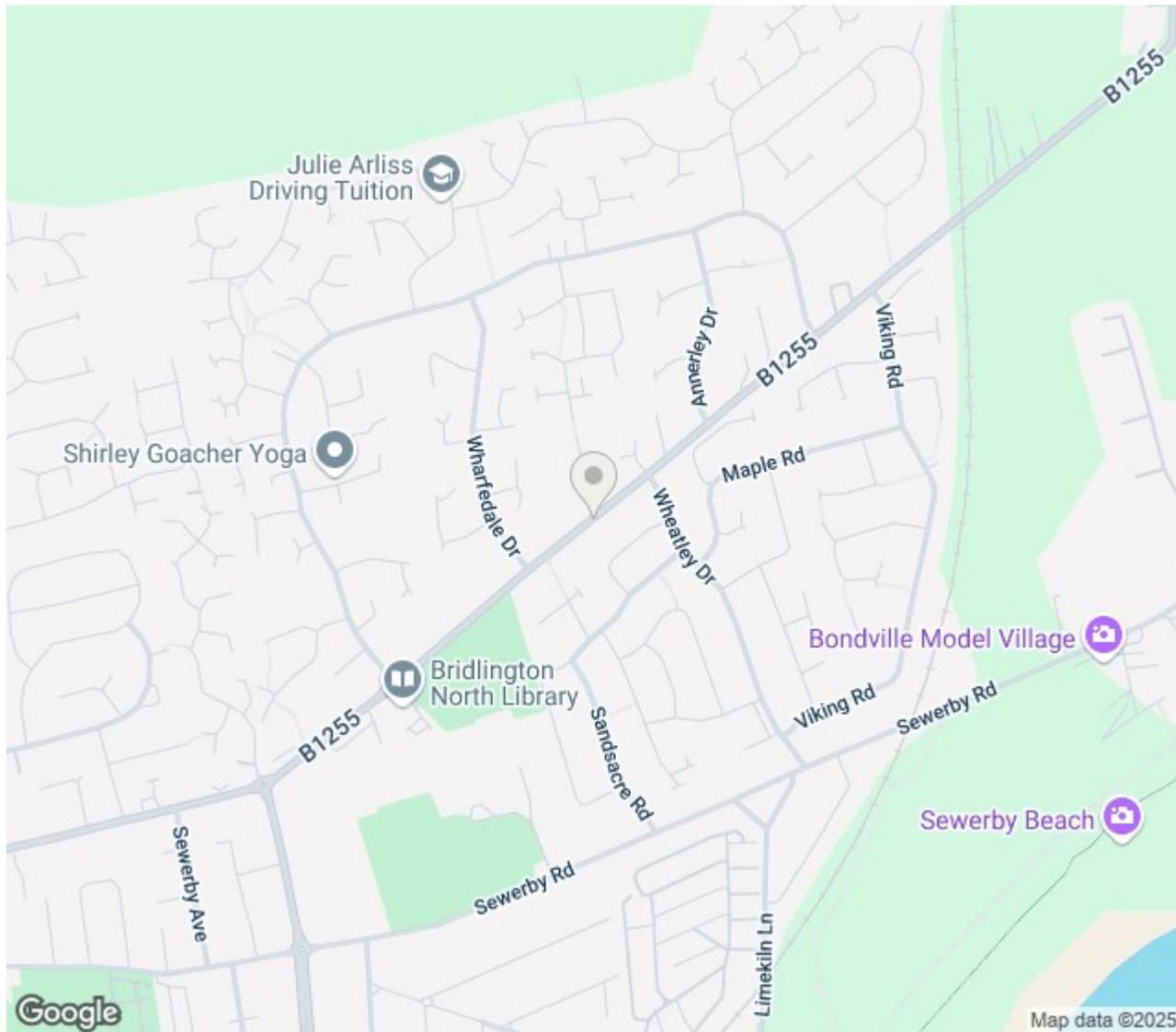
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### 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.

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