

# HUNTERS®

HERE TO GET *you* THERE



## Stowe Garth

Bridlington, YO16 6GG

Asking Price £260,000



# 4 Stowe Garth

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## Entrance Hall

Double glazed door to front aspect, radiator, power points and stairs to first floor landing.

## Lounge

UPVC double glazed bay window to front aspect, coving, radiator, feature gas fireplace, TV point, telephone point, power points and archway to dining room.

## Dining Room

UPVC double glazed French doors to rear aspect, coving, radiator and power points.

## Kitchen

UPVC double glazed window to rear aspect, double glazed door to side aspect, lino flooring, range of wall and base units with roll top work surfaces, tiled splashback, breakfast bar, plumbed for washing machine, space for dishwasher, sink and drainer unit, space for fridge/freezer, electric oven, electric hob, extractor hood and power points.

## First Floor Landing

UPVC double glazed window to side aspect, airing cupboard, loft access and power points.

## Bedroom One

UPVC double glazed window to front aspect, radiator, TV point, telephone point and power points.

## En-Suite

UPVC double glazed opaque window to side aspect, radiator, fully tiled shower cubicle with electric shower, low flush WC, wash hand basin with pedestal and part tiled walls.

## Bedroom Two

UPVC double glazed window to rear aspect, radiator, TV point and power points.

## Bedroom Three

UPVC double glazed window to rear aspect, radiator, TV point and power points.

## Bedroom Four

UPVC double glazed window to front aspect, radiator, TV point, telephone point and power points.

## Bathroom

UPVC double glazed opaque window to side aspect, radiator, panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, fully tiled walls and extractor fan.

## Garden

Mainly laid to lawn with large patio area, outside tap, outside lights and side entrance.

## Garage

Up and over door, power and lighting.

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.

Hunters are pleased to offer to the market this well presented family home situated just off the ever popular West Crayke development.

This four bedroom property benefits from off street parking, UPVC double glazing and central heating throughout.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen and WC to the ground floor.

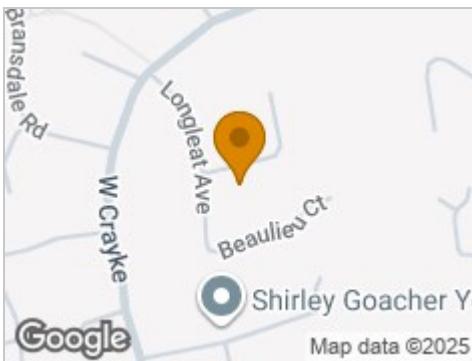
To the first floor there are four bedrooms with an en-suite to the master, and a family bathroom.

To the outside of the property there is a well presented rear garden with lawn and patio areas, a driveway and garage providing off street parking.

Viewings are advised to appreciate the full potential of this property.



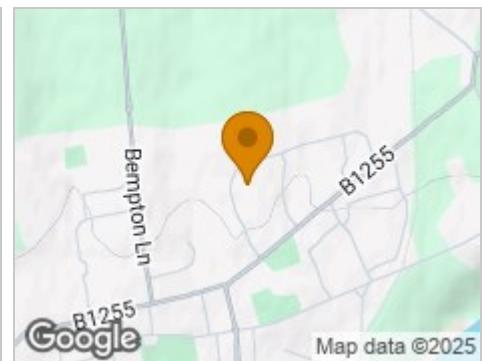
## Road Map



## Hybrid Map



## Terrain Map



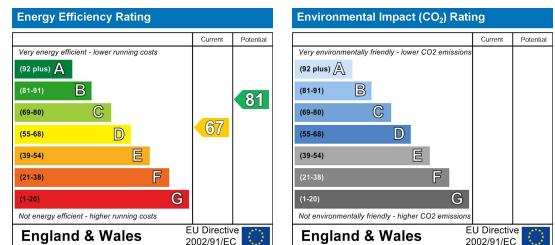
## Floor Plan



## Viewing

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 Graph



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.