



Georgian Way, Bridlington, YO15 3TB

- Detached Family Home
- Two Reception Rooms
- Modern Kitchen With Integrated Appliances
- Off-Road Parking & Double Garage
- Close To Local Amenities
- Four Bedrooms
- Conservatory
- Generous Rear Garden
- Desirable South Side Location

Asking Price £325,000



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DESCRIPTION

A beautifully maintained four-bedroom detached home situated on the highly sought-after south side of Bridlington, offering excellent curb appeal with a private driveway and double garage.

Upon entering the property, you are welcomed by a spacious entrance hall leading into a modern fitted kitchen, featuring sage green base units paired with light grey wall units, integrated appliances, ample storage space, and direct access to the rear garden.

The bright and airy lounge provides generous space for a range of furniture, flowing seamlessly through double doors into the dining room. This versatile space can be opened up to create an impressive open-plan setting, ideal for entertaining, and comfortably accommodates a full family dining table. From here, the conservatory offers an additional reception space, flooding the home with natural light and providing a perfect spot to relax and enjoy views of the garden. The ground floor is further complemented by a convenient downstairs W/C.

To the first floor, the property boasts four well-proportioned bedrooms. The main bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms offer flexibility for family living, guests, or home office use. The family bathroom is fitted with a modern three-piece suite and tiled walls, providing a clean and stylish finish.

Externally, the property benefits from a generous, fully enclosed rear garden, mainly laid to lawn with a gravelled area, creating an ideal space for outdoor dining, family activities, and enjoying the sunshine.

The property is located on Georgian Way, Bridlington, a popular residential setting on the south side of Bridlington, known for its attractive homes and convenient access to a wide range of local amenities. The area benefits from excellent nearby schools, supermarkets, leisure facilities, and easy access to Bridlington's Town Centre & South Side Beach. Schedule a viewing today!







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

HUNTERS[®]

Approximate total area⁽¹⁾
1469 ft²
136.4 m²

(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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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