



**West Crayke, Bridlington**

YO16 6XR



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**Offers In The Region  
Of £400,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

Council Tax Band: E



# 103A West Crayke, Bridlington

## DESCRIPTION

Nestled in a sought-after location, this exceptional detached bungalow, built within the last three years with no expense spared, boasts stunning curb appeal and has been finished to the highest standard. From the moment you arrive, the stylish exterior and immaculate presentation set the tone for what lies beyond.

Step inside to a welcoming entrance hall with a striking galleried landing, leading seamlessly into the heart of the home—an impressive open-plan kitchen and living space. Designed for modern living, this high-specification kitchen is finished in elegant grey and navy tones, featuring an island with a breakfast bar, quality quartz worktops, and premium integrated appliances, including an oven, fridge/freezer, dishwasher, and wine cooler. Bi-folding doors flood the space with natural light and open onto the garden, creating an effortless indoor-outdoor flow.

Adjacent to the kitchen is a practical utility room, offering additional space for essential appliances, along with a versatile reception room, currently used as a formal dining area. The main lounge is a truly spacious, dual-aspect retreat, complete with a beautiful bay window and a cozy log burner—perfect for relaxing evenings. A downstairs W/C completes the ground floor.

Upstairs, the property boasts three generous double bedrooms, including a luxurious master suite with bespoke fitted wardrobes. One of the additional bedrooms benefits from a stylish en-suite bathroom with a three-piece suite and Velux window, while the contemporary family bathroom offers a bath with a shower over, catering to all needs.

Built and maintained to an exceptional standard, this home is perfect for a range of buyers looking for stylish, modern living in a desirable location with easy access to a variety of local amenities.

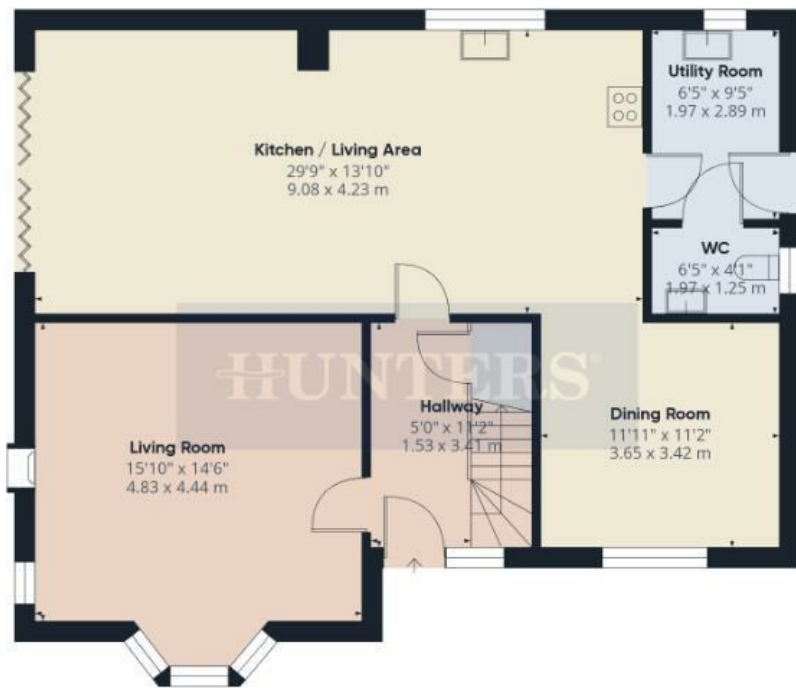
Don't miss out—schedule your viewing today!



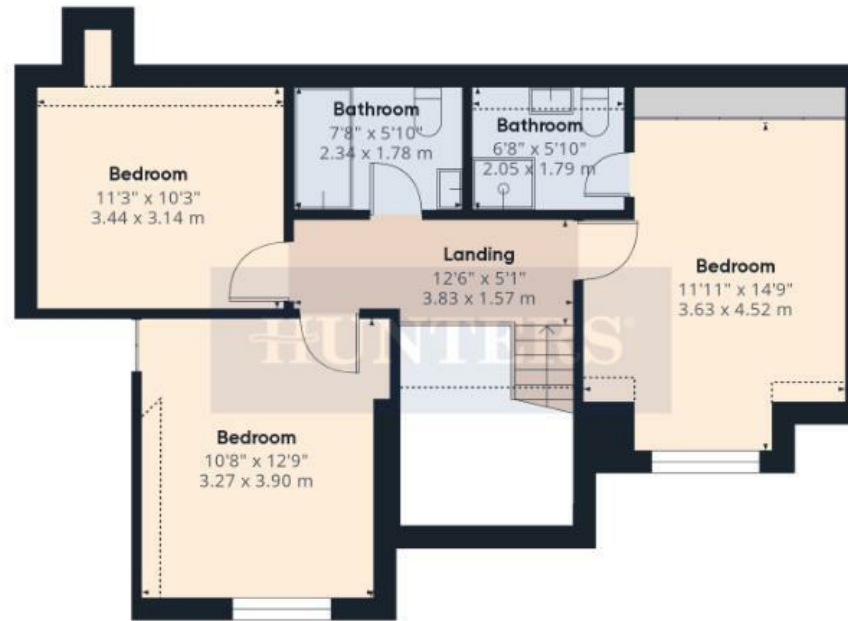








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1739.97 ft<sup>2</sup>

161.65 m<sup>2</sup>

Reduced headroom

27.81 ft<sup>2</sup>

2.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

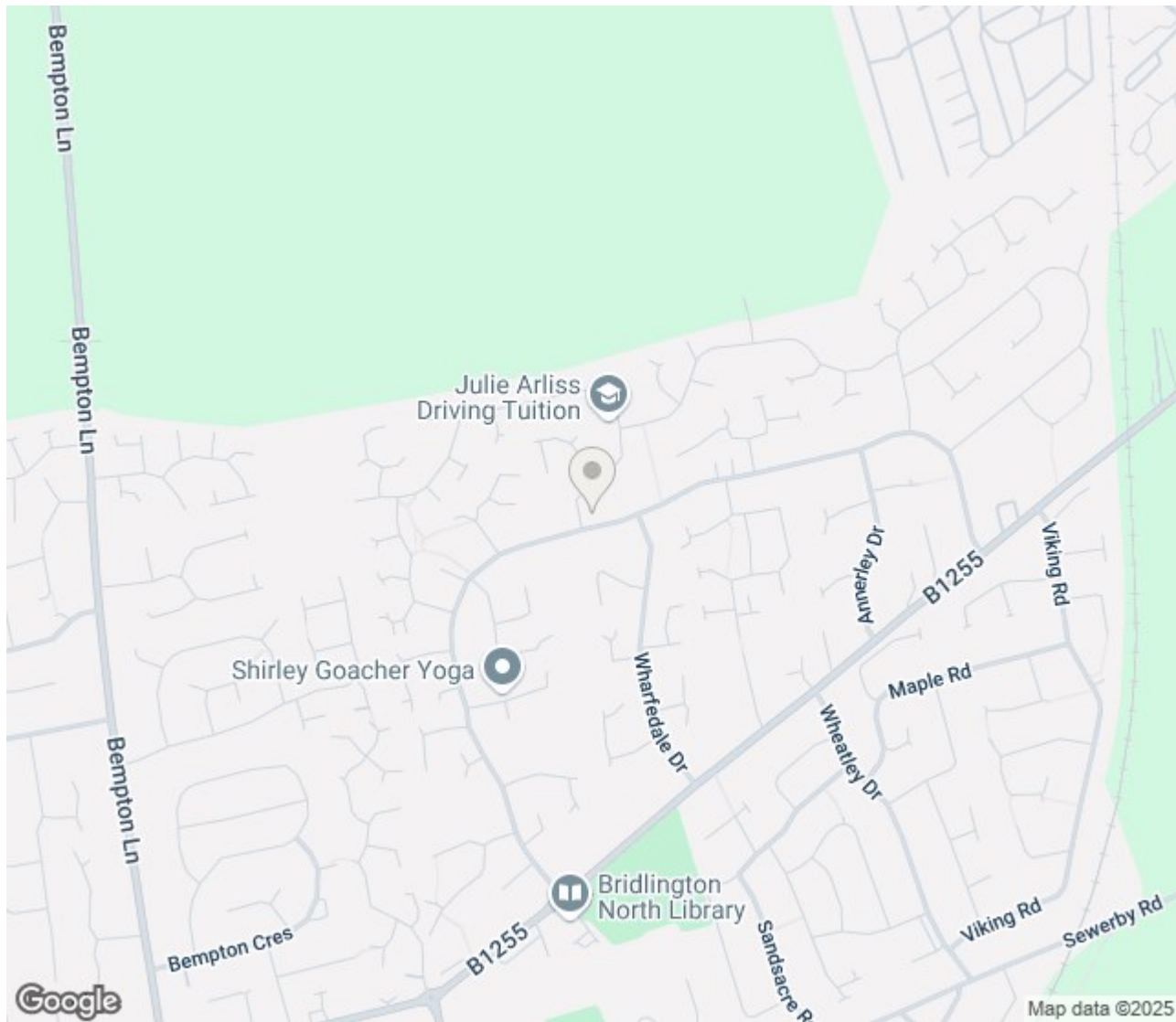
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply


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# ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>93</b> |
| (81-91) <b>B</b>                            | <b>87</b>   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## 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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