

# HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

## Nightingale Road

Bridlington, YO16 6RF

Asking Price £270,000



Council Tax: C



HUNTERS



HUNTERS

# 12 Nightingale Road

Bridlington, YO16 6RF

Asking Price £270,000



This attractive semi-detached house offers comfortable and spacious living, ideal for families. The property benefits from a driveway with off-road parking, providing added convenience.

Inside, you'll find a generous living room, perfect for everyday relaxation, which leads to a separate dining room—a great space for hosting or family meals. The dining room also offers direct access to the rear garden, making it ideal for indoor-outdoor living.

The well-presented kitchen is fitted with plenty of cupboard space to meet all your storage needs and offers a practical layout for everyday use.

Upstairs, there are three bedrooms, two of which include built-in wardrobes, offering great storage solutions without compromising space. The family bathroom is a spacious four-piece suite, complete with both a bath and a separate shower.

Outside, the well-maintained garden features a mix of lawn and patio areas, perfect for setting up a table and chairs to enjoy the sunshine.

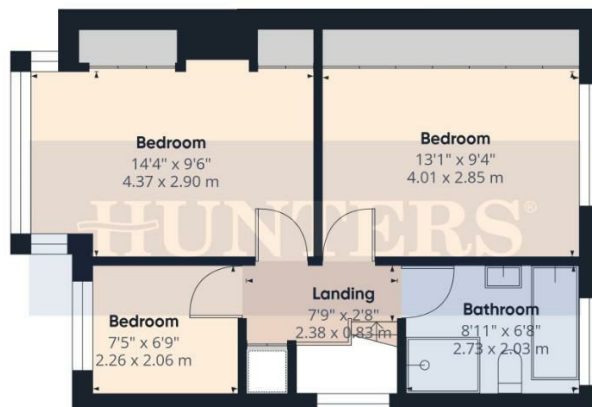
This lovely home is ready to move into and provides a great blend of indoor comfort and outdoor enjoyment.

Viewing is highly recommended.





Ground Floor



Floor 1

HUNTERS

Approximate total area<sup>(1)</sup>  
1046 ft<sup>2</sup>  
97.1 m<sup>2</sup>

(1) Excluding balconies and terraces

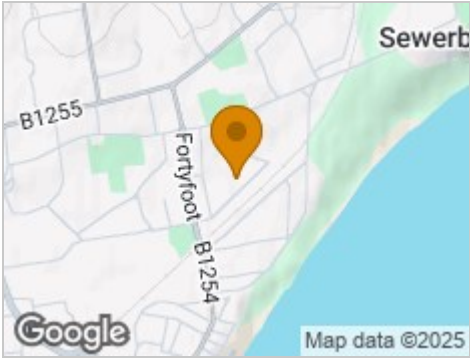
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

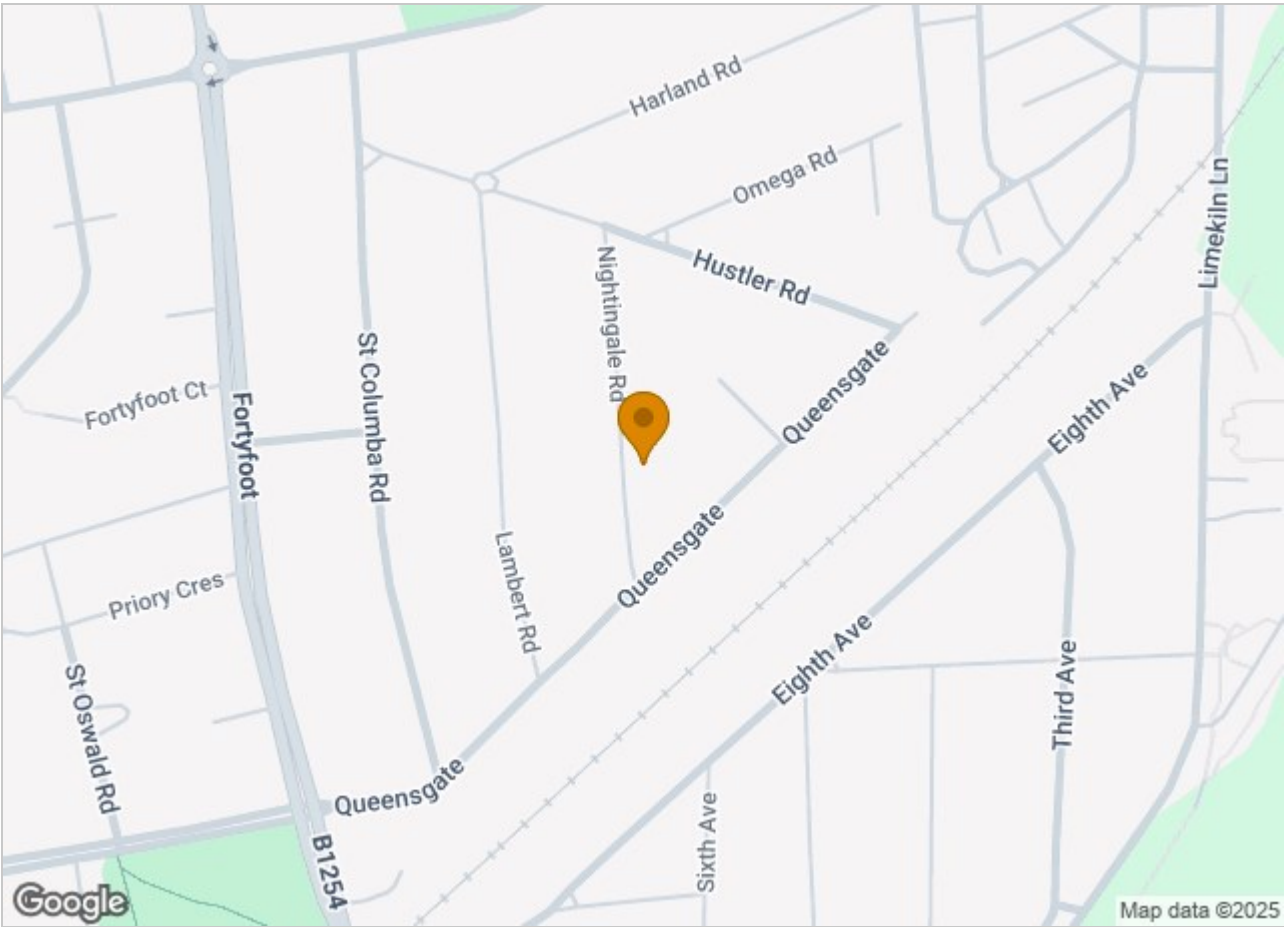
Hybrid Map



Terrain Map



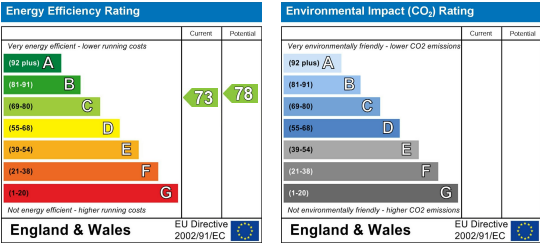
Road Map



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.