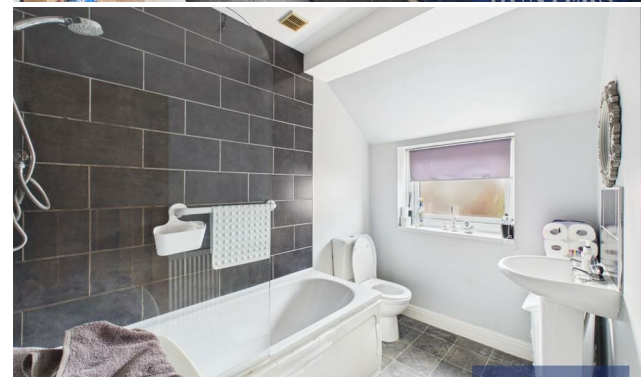




## New Burlington Road, Bridlington

- Semi Detached House
- No Onward Chain
- Off Road Parking
- Three Bedrooms
- Two Reception Rooms
- EPC Grade: C

**Offers Over £150,000**

**Tenure: Freehold**

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# New Burlington Road, Bridlington

## DESCRIPTION

Well-Presented Three-Bedroom Semi-Detached Home Close to Bridlington Town Centre and South Beach

Situated on the popular New Burlington Road, this attractive three-bedroom semi-detached home offers spacious and comfortable living accommodation, ideally positioned within easy reach of Bridlington's town centre, harbour and South Beach.

Perfectly suited to families, first-time buyers or those seeking a coastal home, the property features two generous reception rooms, providing excellent space for both everyday living and entertaining. The kitchen is fitted with a range of units and offers practical workspace and storage.

To the first floor are three well-proportioned bedrooms, including two doubles and a single bedroom, all served by a modern family bathroom fitted with a bath and shower over.

Externally, the property benefits from a low-maintenance front garden and an enclosed rear garden designed for easy upkeep, making it an ideal outdoor space to relax and enjoy.

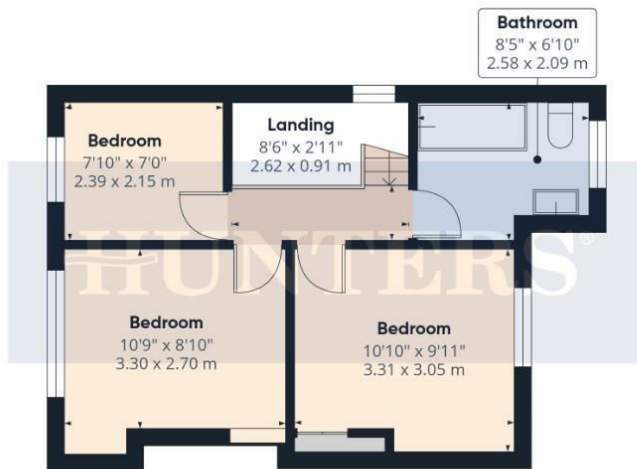
The location is a particular highlight, with supermarkets, shops, schools and transport links nearby, while the seafront, harbour and sandy South Beach are just a short walk away.

Offering a fantastic opportunity to enjoy all that Bridlington's vibrant coastal lifestyle has to offer, early viewing is highly recommended.





Ground Floor



Floor 1



**HUNTERS**

Approximate total area<sup>(1)</sup>  
 744 ft<sup>2</sup>  
 69.1 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

Council Tax: B

## 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                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                      |                                                                 |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                                                           |                                                                 |
| Very energy efficient - lower running costs |         |                                                                                     | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |         |                                                                                     | (92 plus) <b>A</b>                                              |
| (81-91) <b>B</b>                            |         |                                                                                     | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |         |                                                                                     | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |         |                                                                                     | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            |         |                                                                                     | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |         |                                                                                     | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |         |                                                                                     | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |         |                                                                                     | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |         | EU Directive 2002/91/EC                                                             | England & Wales                                                 |
|                                             |         |  |                                                                 |

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

## 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.

27 Quay Road, Bridlington, YO15 2AR

Tel: 01262 674252 Email:

bridlington@hunters.com <https://www.hunters.com>



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