



## St. Georges Croft, Bridlington YO16 7RW

- Modern three-storey townhouse
- Bright first-floor living room
- Parking space and garage
- Close to Bridlington amenities
- Ideal for first time buyers
- Kitchen with integrated hob and oven
- Enclosed garden with patio
- Located in St. Georges Croft
- Viewing highly recommended

**Asking Price £170,000**



# St. Georges Croft, Bridlington YO16 7RW

## DESCRIPTION

Nestled in a desirable residential setting, this attractive three-storey townhouse offers a well-designed layout perfectly suited to modern family living.

Upon entering the ground floor, you are welcomed by a hallway leading to the first bedroom, a shower room and a practical utility room with access to the rear garden.

The first floor hosts the main living areas, including a stylish kitchen complete with an integrated hob and oven, alongside a bright and spacious living room ideal for relaxing or entertaining.

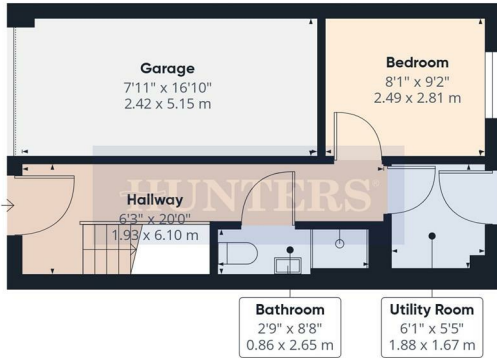
The second floor offers two additional bedrooms, including a spacious master bedroom with a private en suite. The top floor also includes a room that was originally a family bathroom and is due to be reinstated as such by the current owner.

Outside, the home boasts an enclosed rear garden with both a lawn and a patio area, perfect for outdoor dining or enjoying the sunshine. Additional advantages include driveway and a garage, offering excellent convenience and storage.

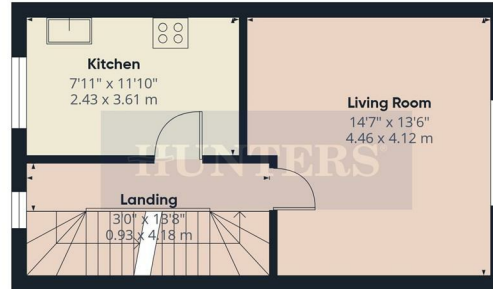
This home is an excellent opportunity for those seeking a modern home in a quiet area. With its thoughtful layout and desirable features, it is sure to appeal to families or first time buyers. Do not miss the chance to make this delightful property your new home!



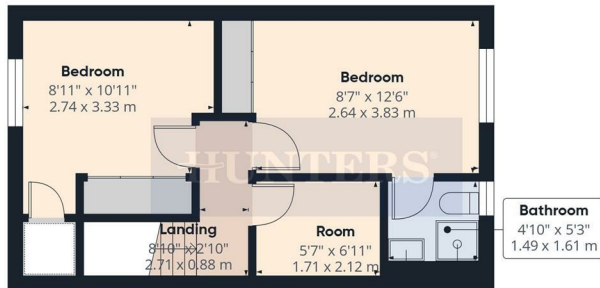




Ground Floor



Floor 1



Floor 2



HUNTERS

Approximate total area<sup>(1)</sup>  
1022 ft<sup>2</sup>  
94.8 m<sup>2</sup>

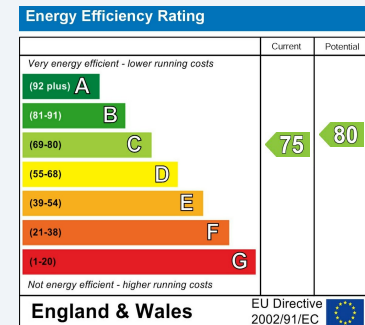
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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.



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.

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### Viewings

Please contact [bridlington@hunters.com](mailto: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.