



## Southsea Road, Flamborough, Bridlington, YO15 1NG

- Detached Property
- Spacious Lounge
- In Need Of Modernisation
- Low Maintenance Rear Garden
- Close To Amenities
- Three Bedrooms
- Full Of Potential
- Off-Road Parking & Garage
- Located In The Heart Of Flamborough

**Asking Price £250,000**

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HERE TO GET *you* THERE

# Southsea Road, Flamborough, Bridlington, YO15 1NG

## DESCRIPTION

Situated in the heart of the ever-popular village of Flamborough, this detached property presents an exciting opportunity for buyers seeking a home full of potential. The property offers a true blank canvas, perfect for those looking to put their own stamp on a family home.

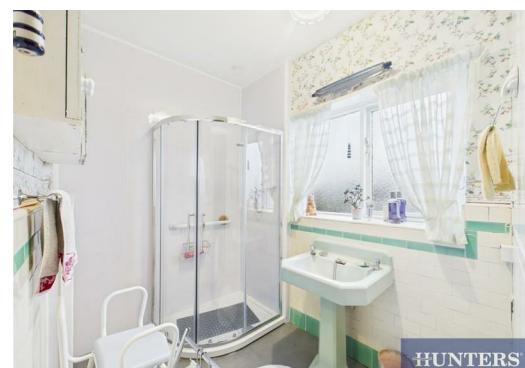
Ideally located within walking distance of local shops, pubs and amenities, the property also benefits from easy access to Bridlington, which offers a wider range of services, schools and leisure facilities.

Upon entering the property, you are welcomed by a spacious hallway leading through to the front lounge, which boasts a bay window and a feature fireplace, creating a bright and welcoming living space. To the rear is a separate dining room, generously sized and easily accommodating a family dining table, or alternatively offering the flexibility to be used as a second sitting room. Beyond this lies the kitchen, complete with a pantry and direct access to the rear garden.

The first floor comprises three well-proportioned bedrooms, including two large double rooms with fitted storage, alongside a single room ideal for another bedroom, home office or dressing room. A further staircase leads to the top floor attic room, a versatile space offering additional storage.

Externally, the property offers a low-maintenance rear garden, providing ample space for outdoor seating, along with a useful external storage area. To the front, the property benefits from a private driveway and single garage, offering convenient off-street parking.

This property would make a fantastic purchase for buyers seeking a family home they can truly make their own, in a desirable village location. Schedule your viewing today!







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## 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.