

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



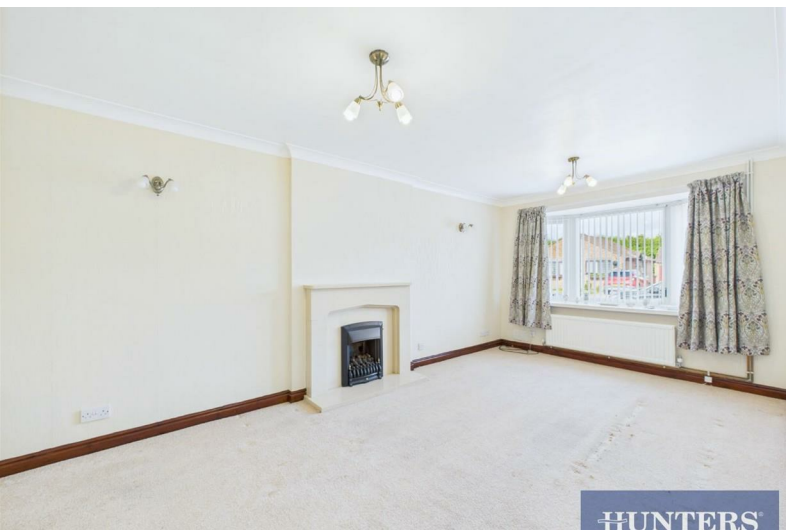
## Avocet Way

Bridlington, YO15 3NT

Guide Price £200,000



Council Tax: C



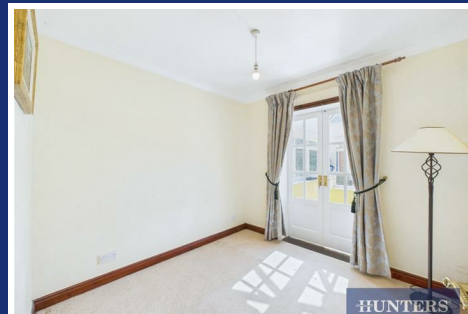
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# 64 Avocet Way

Bridlington, YO15 3NT

Guide Price £200,000



Located in a quiet residential area of Bridlington, this well-presented semi-detached bungalow offers comfortable single-level living with the added benefits of a driveway and a garage.

Upon entering, you're welcomed into a bright and generous living room, ideal for relaxing or entertaining. The spacious kitchen features an integrated oven and hob, plenty of storage, and a handy breakfast bar—perfect for casual dining.

The property includes two well-proportioned bedrooms, one of which has access to a sunroom, providing useful extra space ideal for storage or a hobby area.

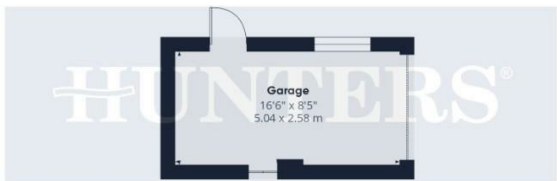
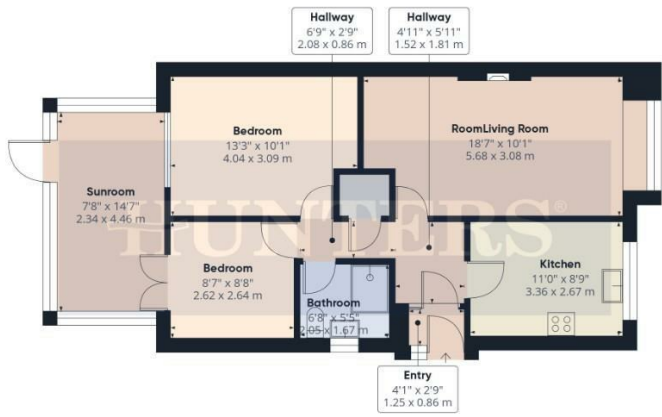
The modern wet room is a stylish and designed for practicality and comfort.

Outside, the low-maintenance, fully paved garden offers a private spot to enjoy the sunshine, ideal for outdoor dining or simply relaxing.

With a great layout, excellent outdoor space, and the bonus of a garage, this bungalow is a fantastic opportunity for downsizers, retirees, or anyone looking for a ready-to-move-into home in Bridlington.

Viewing is recommended to fully appreciate what this property has to offer.





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Approximate total area<sup>(1)</sup>  
858 ft<sup>2</sup>  
79.6 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.

GIRAFFE 360

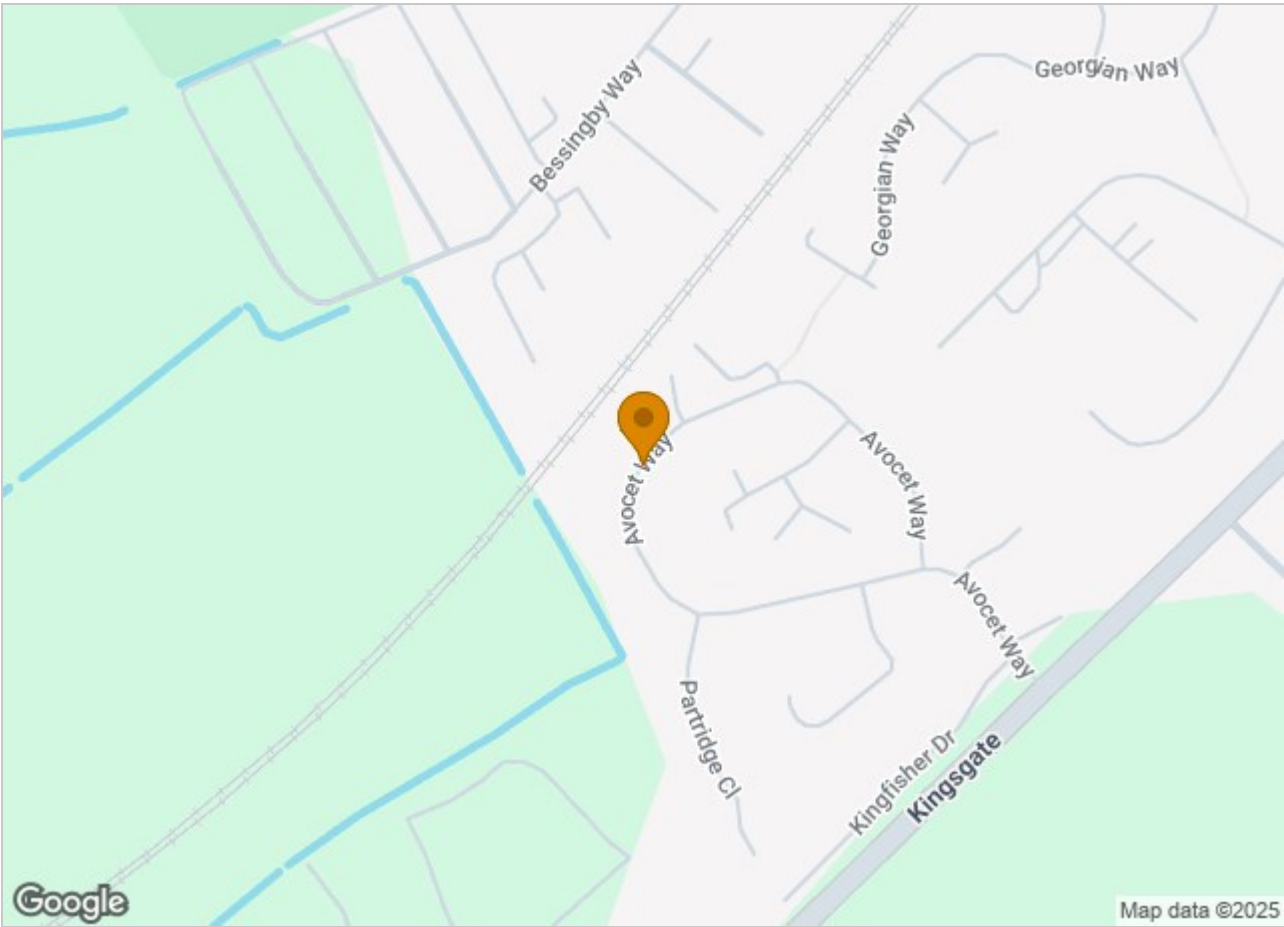
Hybrid Map



Terrain Map



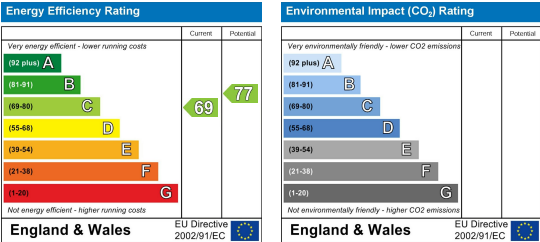
Road Map



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.