

# HUNTERS®

HERE TO GET *you* THERE



## Moor Lane

Carnaby, Bridlington, YO16 4UT

Asking Price £265,000



Council Tax: D



# 7 Moor Lane

Carnaby, Bridlington, YO16 4UT

## Asking Price £265,000



Welcome to this beautifully presented detached home, perfectly situated in the area of Bridlington. With a driveway offering off-street parking, this property combines comfort, practicality, and flexible living space to suit a variety of lifestyles.

Upon entering, you're greeted by a generous and inviting living room with direct access to the rear garden—ideal for relaxing or entertaining guests. The spacious kitchen is thoughtfully designed with ample room for appliances and features a breakfast bar, making it a great hub for family meals or morning coffee.

A versatile additional room on the ground floor can be used as a bedroom, home office, storage space, hobby room, or however you see fit. A convenient downstairs W/C completes the ground floor, adding extra functionality for busy households.

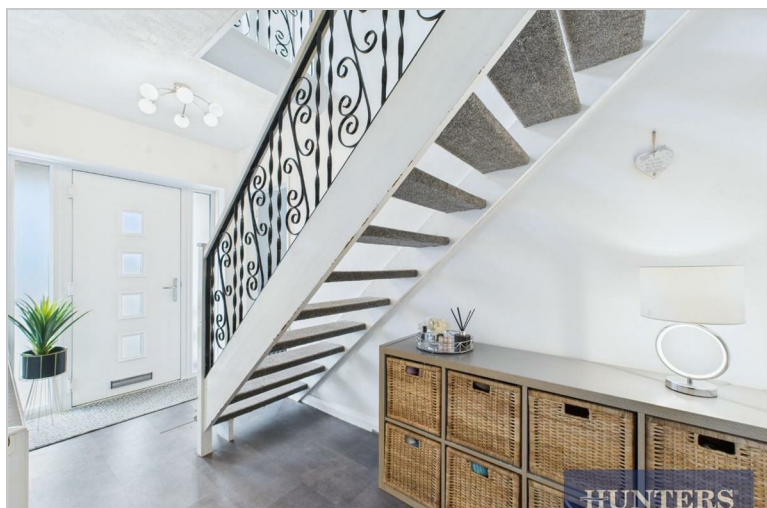
Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with a built-in wardrobe for easy storage. The family bathroom is a modern, well-presented three-piece suite complete with a bath and shower.

Outside, the property boasts a well-maintained rear garden, combining a patio area and lawn—perfect for summer barbecues. A garden shed offers further useful storage space. In addition to the main driveway, there is a separate driveway to the rear of the property providing parking for two vehicles, along with a yard area offering further potential for additional parking or outdoor use.

This home is a fantastic opportunity for families or anyone seeking a move-in-ready property in a quiet yet accessible location.

Don't miss your chance to view this fantastic home—contact us today to arrange a viewing!





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Hybrid Map



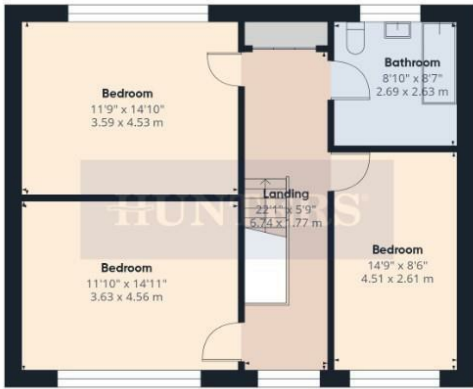
Terrain Map



Road Map



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

1520 ft<sup>2</sup>  
141.2 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

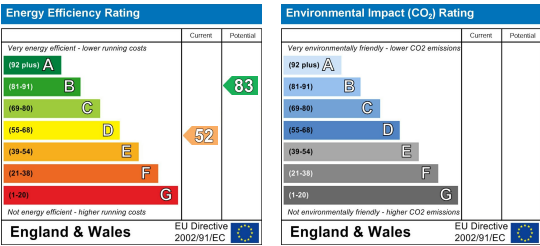
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.