



**Scarborough Crescent, Bridlington**  
YO16 7PB

**Offers Over £160,000**



# Scarborough Crescent, Bridlington

## DESCRIPTION

Welcome to this delightful semi-detached bungalow, ideally situated in a sought-after residential area. Boasting a private driveway and a detached garage, this well-presented home offers comfortable living with generous indoor and outdoor space.

Inside, the property features a bright and spacious living room, perfect for relaxing or entertaining guests. A separate dining room provides additional space for family meals or gatherings. The kitchen is well-equipped and offers direct access to the beautifully maintained rear garden, making it ideal for both everyday living and summer entertaining.

The ground floor also includes a generously sized bedroom and a modern three-piece family bathroom complete with a bath and overhead shower. Upstairs, you'll find an additional bedroom, perfect for guests, a home office, or further family accommodation.

Outside, the property continues to impress with a spacious, well-maintained garden — a true highlight for those who enjoy outdoor living.

With ample space, flexible living areas, and excellent kerb appeal, this charming bungalow is perfect for a variety of buyers. Early viewing is highly recommended.



# ROOMS

## Anti Money Laundering

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



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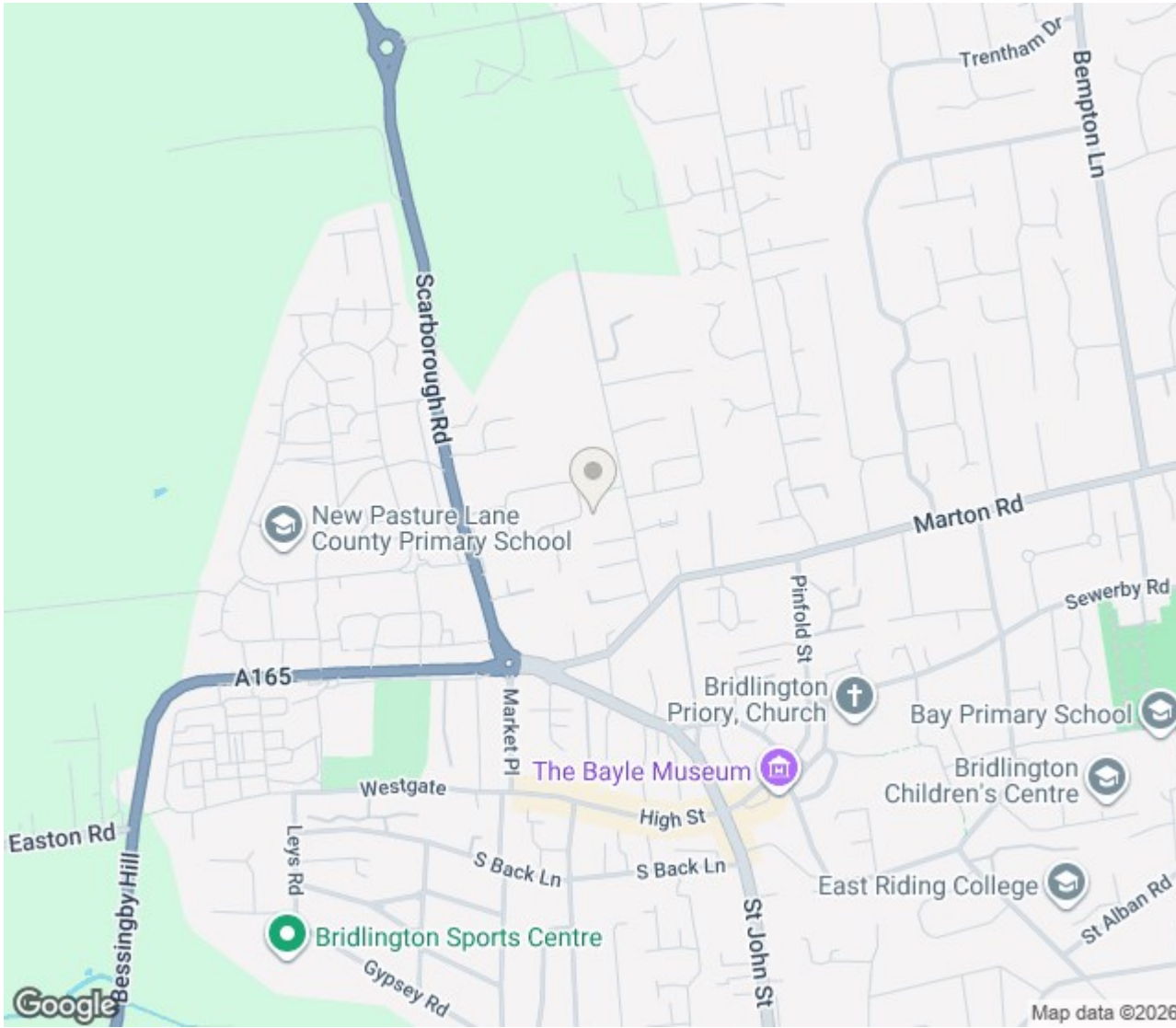
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EXCLUSIVE



<b>HUNTERS</b>	
<b>Approximate total area<sup>(1)</sup></b>	
1153 ft <sup>2</sup>	107.2 m <sup>2</sup>
<b>Reduced headroom</b>	
80 ft <sup>2</sup>	7.4 m <sup>2</sup>
(1) Excluding balconies and terraces	
Reduced headroom ----- Below 5 ft/1.5 m	
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
<b>GIRAFTE360</b>	







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### 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.

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