

## Warminster Close, Bridlington, YO16 6AA

- Detached Property Built Within Recent Years
- Well-Maintained Throughout
- Generously Sized Landscaped Rear Garden
- Garage
- Three Bedrooms
- Downstairs W/C
- Off-Road Parking
- Located On A Desirable New Development

**Asking Price £210,000**



# 24 Warminster Close, Bridlington, YO16 6AA

## DESCRIPTION

Situated on a desirable modern development just off Pinfold Lane, this beautifully presented three-bedroom detached home offers stylish, move-in-ready accommodation ideal for a wide range of buyers - from first-time purchasers to growing families.

Upon entering the property, you are welcomed into an entrance hall leading through to a spacious lounge positioned at the front of the home. This inviting living space offers ample room for furnishings and provides a great space to personalise to your own taste.

To the rear, the property boasts a contemporary kitchen/diner fitted with attractive shaker-style units, an integrated hob and oven, and space for essential appliances. There is also plenty of room for a family dining table, making it a fantastic space for everyday living and entertaining. Double doors open directly onto the rear garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms and a further good-sized single bedroom. The family bathroom is fitted with a modern three-piece suite, including a bath with shower over.

Externally, the home continues to impress. The rear garden has been beautifully landscaped, offering a spacious and private outdoor area with both lawn and patio areas - perfect for enjoying sunny days, hosting barbecues, or entertaining guests. To the front, there is a small front garden, a gravelled driveway providing off-street parking, and access to a single garage.

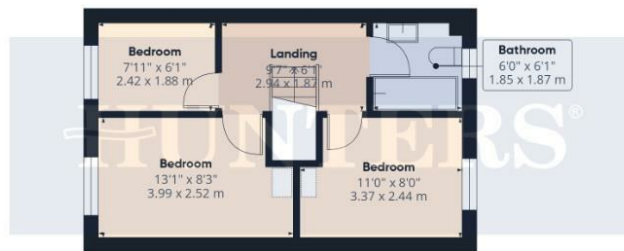
The property is ideally located just off Pinfold Lane, a popular residential area known for its peaceful setting while still being conveniently close to local amenities. The nearby town of Bridlington offers a wide range of shops, supermarkets, schools, and leisure facilities, along with excellent transport links. Schedule a viewing today!







Ground Floor



Floor 1



**HUNTERS**

Approximate total area<sup>(1)</sup>  
866 ft<sup>2</sup>  
80.4 m<sup>2</sup>

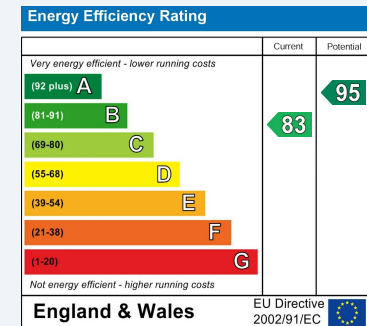
(1) Excluding balconies and terraces

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.

**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.

### 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.



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