

The Avenue, Westgate, Bridlington, East Riding Of Yorkshire, YO16 4QE

- Beautifully Presented Duplex Apartment In A Grade II Listed Building
- Bright & Airy Lounge Overlooking The Gardens
- Two Entrances To The Apartment
- Allocated Parking Space & Communal Landscaped Gardens
- Located In The Heart Of Bridlington's Old Town
- Two Bedrooms
- Period Features
- Shower Room
- Pet Friendly
- Close To A Range Of Amenities Such As Shops, Cafes and Pubs

Asking Price £115,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

An Elegant Georgian Duplex Apartment in the Heart of Bridlington Old Town!

Located within the charming and historic Westgate area of Bridlington, this elegant duplex apartment seamlessly blends modern comfort with timeless Georgian character. Forming part of a beautiful Grade II listed building dating back to 1714, the property combines historic charm with modern comfort and has been sympathetically renovated by Shepherds, delivering a high-quality living environment in the heart of the Old Town.

The apartment features dual access entrance doors, with one on the ground floor and the other allowing entry directly from the first floor. As you step inside, you're welcomed into the hallway that leads into the living room, an impressive space that is enhanced by high ceilings that add to the sense of light and space. The large bay window, fitted with shutters, looks out over the beautifully kept gardens and fills the room with natural light.

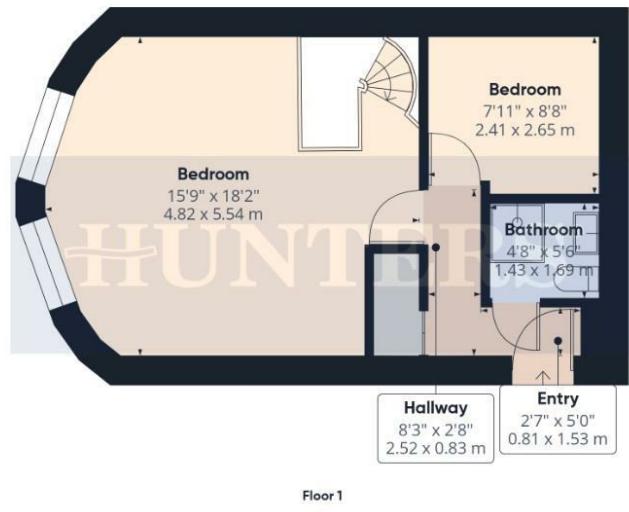
The kitchen offers plenty of storage with a range of wall and base units, along with space for essential appliances and plumbing for a washing machine, making it a practical and easy space to work in. There is also a handy separate WC on this level for added convenience.

Heading upstairs, the landing feels bright and airy and offers additional storage. The main bedroom is a lovely, spacious room, made especially appealing by the large bay window. It's a calm and comfortable space, ideal for unwinding at the end of the day. The second bedroom is equally well presented and features fitted mirrored wardrobes, making it a flexible room for guests or a home office. The shower room completes the accommodation, finished with a modern three-piece suite.

Outside, the apartment is surrounded by beautifully landscaped communal gardens, with lawned areas to sit and enjoy the sun. Electronic gates provide access to the parking, with an allocated space and visitor parking. Viewing is highly recommended - schedule yours today!







Viewings

Please contact 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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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		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

775 ft²
71.9 m²

Reduced headroom

14 ft²
1.4 m²

(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.

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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.