



Bridlington Road, Flamborough

YO15 1PW

Offers Over £500,000



HUNTERS

HUNTERS[®]
EXCLUSIVE

Hambleton House, Bridlington Road, Flamborough

DESCRIPTION

Positioned in a desirable tucked-away location within the highly sought-after village of Flamborough, this substantial detached home offers spacious and beautifully presented accommodation finished to a high standard throughout.

Upon entering the property, you are welcomed into a bright and inviting entrance hall which leads through to the main lounge positioned at the rear of the home. This generous living space provides a warm and relaxing environment, centered around a charming log burner. Large sliding doors allow an abundance of natural light to fill the room while also providing lovely views over the rear garden.

Then into the impressive contemporary kitchen, thoughtfully designed with a range of modern units offering ample storage and complemented by quality work surfaces. A selection of integrated appliances enhances the practicality of the space, while a central island provides additional preparation space. There is also ample room for a family dining table and a separate utility room provides space for essential appliances.

Also on the ground floor is a versatile second reception room, currently used as a home office but equally suitable as a playroom, separate dining room or additional sitting room. A convenient downstairs W/C completes this level.

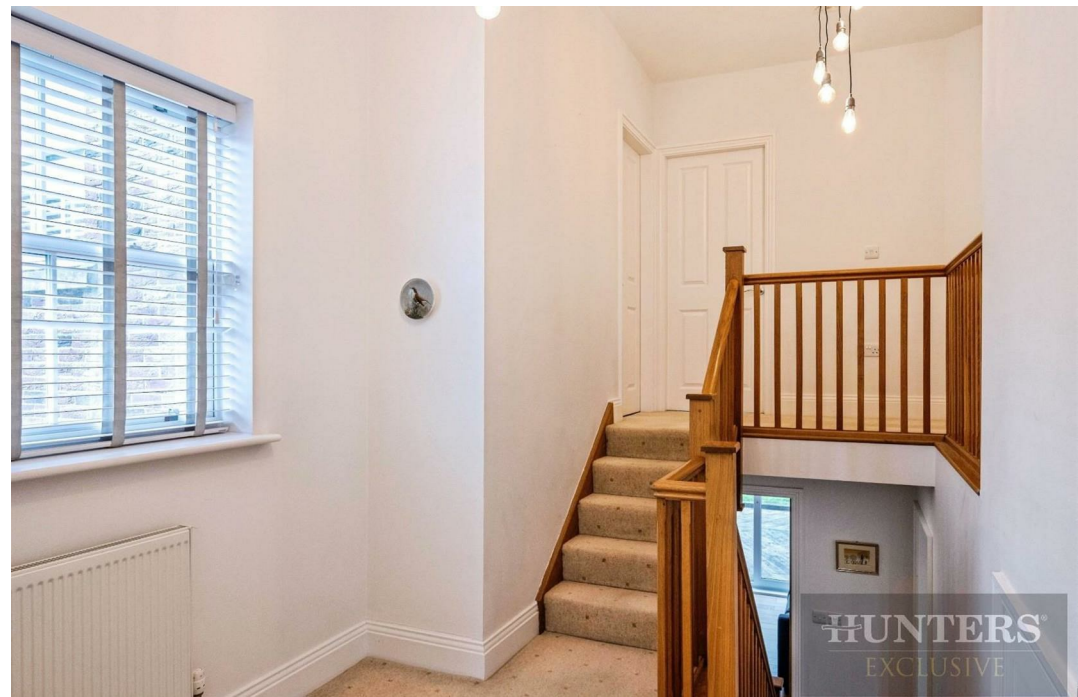
Upstairs there are four generously sized bedrooms, all with space for bedroom furniture, three of which benefit from built-in storage. The principal bedroom features fitted wardrobes and a modern en suite shower room, while a further bedroom also benefits from its own en suite. Two additional well-proportioned bedrooms are served by a family bathroom with a four-piece suite.

Externally, the property enjoys a beautifully maintained rear garden which provides a wonderful outdoor space for relaxation and entertaining. The garden has a lawn area with established flower and tree borders, along with decked seating areas and a pergola creating pleasant spots to enjoy the outdoors throughout the warmer months.





HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE

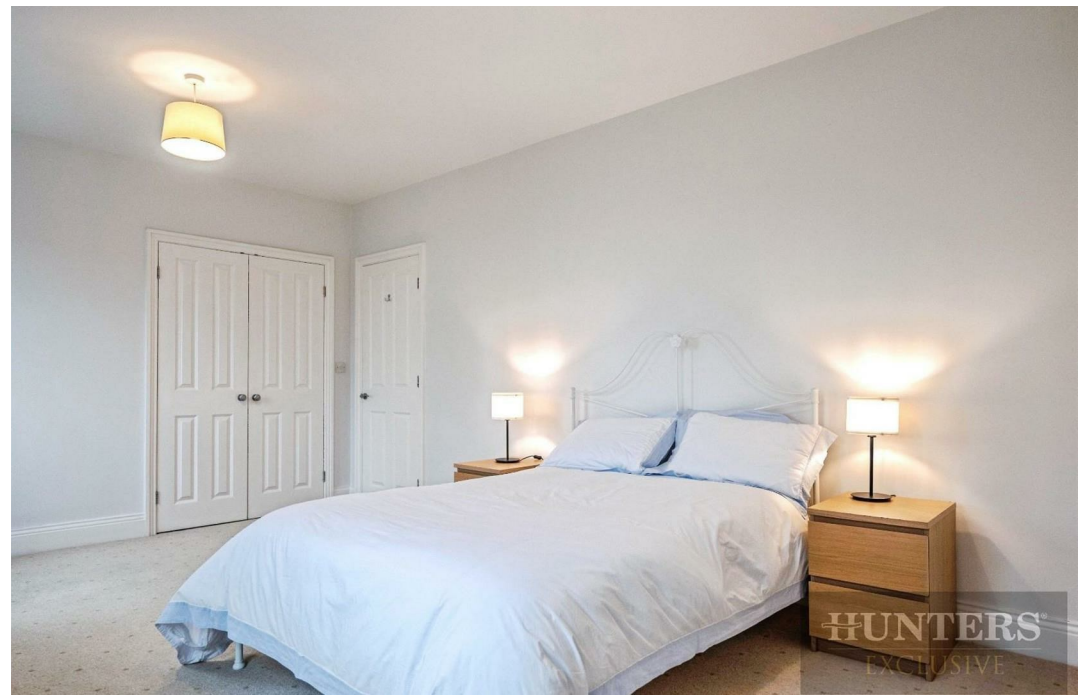


HUNTERS[®]
EXCLUSIVE

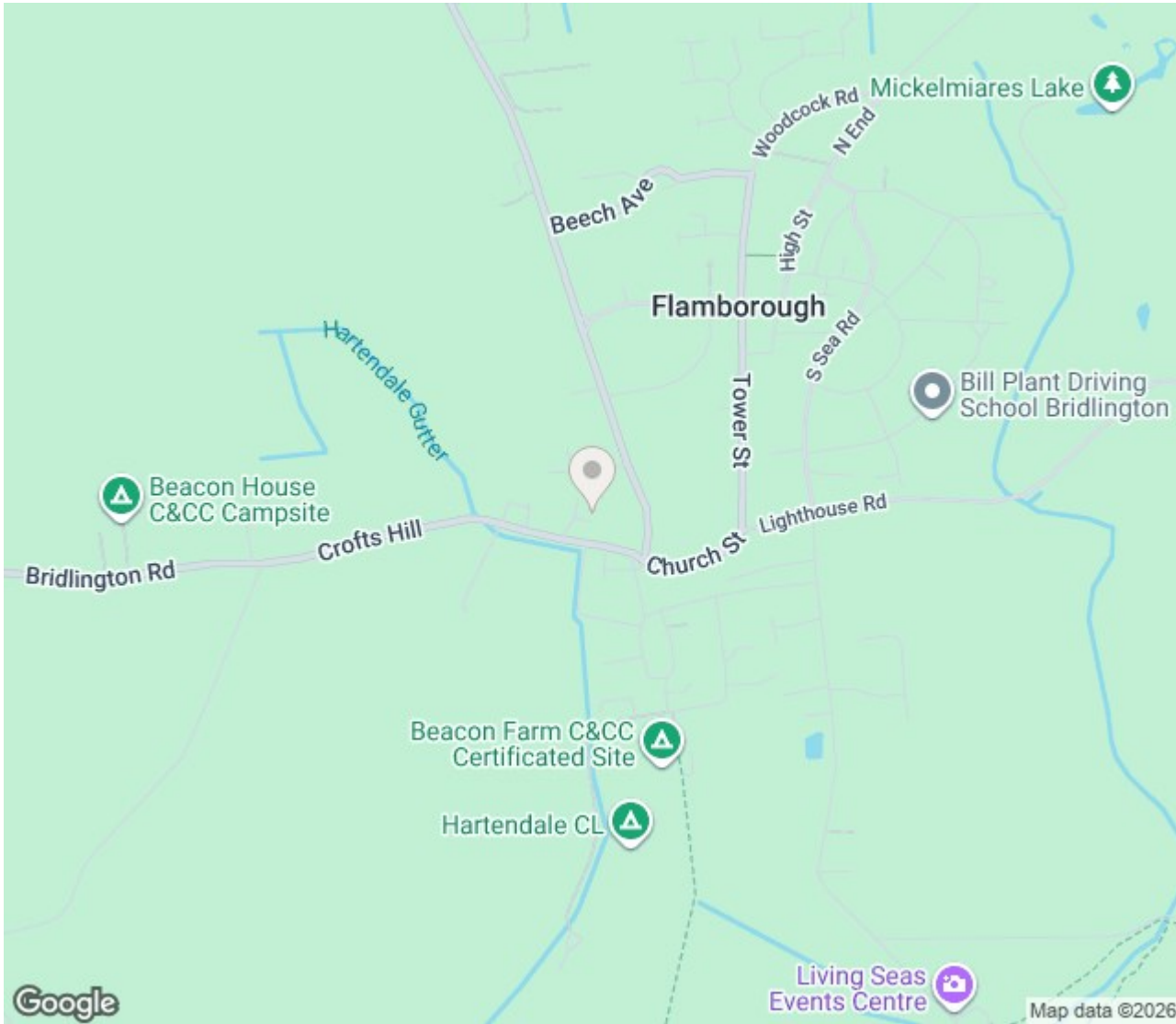


HUNTERS[®]
EXCLUSIVE

HUNTERS[®]
EXCLUSIVE







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

27 Quay Road, Bridlington, YO15 2AR | 01262 674252 | bridlington@hunters.com



