



## Carlton Street, Bridlington, YO16 4JR

- Mid Terrace Family Home
- Four Spacious Bedrooms
- Well Maintained Rear Garden
- Close To Local Amenities
- Two Reception Rooms
- Modern Bathroom With Four Piece Suite & Seperate W/C
- Central Location
- Viewings Recommended

**Asking Price £170,000**



# 16 Carlton Street, Bridlington, YO16 4JR

## DESCRIPTION

This well-presented four-bedroom mid-terrace home is arranged over three floors and is ideally situated in a central town location in the popular coastal town of Bridlington, offering convenient access to a range of local amenities, shops, schools, and transport links.

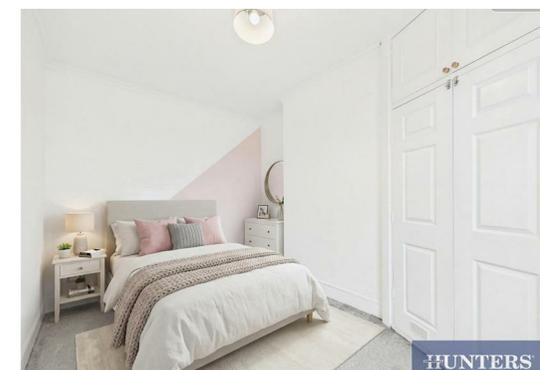
The property offers spacious and versatile accommodation throughout. On the ground floor there are two generously sized reception rooms, providing flexible living and dining space, along with a modern fitted kitchen with a range of contemporary units and ample workspace.

The first floor offers well-proportioned bedrooms and a family bathroom fitted with a modern suite, along with the added convenience of a separate W/C. The remaining bedrooms are arranged across the upper floors, making the property ideal for families or those requiring additional home office or guest space.

Externally, the home benefits from a pleasant and generously sized rear garden, providing a lovely outdoor area for relaxing or entertaining. The property is presented in nice condition throughout, allowing a purchaser to move straight in with minimal work required.

Positioned in a convenient central location and well presented throughout, this attractive property would make an excellent family home. The property offers generous and flexible living space, ideal for modern lifestyles with plenty of room for both relaxation and entertaining. It would particularly suit first-time buyers and growing families looking for a comfortable home close to local amenities.

Schedule a viewing today!







Approximate total area<sup>(1)</sup>  
 1181 ft<sup>2</sup>  
 109.7 m<sup>2</sup>

Reduced headroom  
 71 ft<sup>2</sup>  
 6.6 m<sup>2</sup>

(1) Excluding balconies and terraces

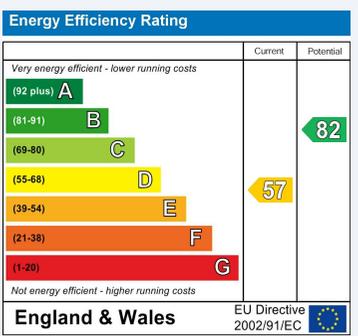
Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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