



## Pasture Rise, Bridlington, YO16 4QT

- Semi Detached Property
- Spacious Open Plan Kitchen/Diner
- Low Maintenance Rear Garden
- Close To Local Amenities
- Ideal For First-Time Buyers
- Currently Two Bedrooms, With The Vendors Willing To Reinstate The Wall To Create A Third Bedroom
- Well Presented Throughout
- Off-Road Parking
- Short Walk From Bridlington's Old Town

**Asking Price £175,000**

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HERE TO GET *you* THERE

# 5 Pasture Rise, Bridlington, YO16 4QT

## DESCRIPTION

Located close to Bridlington's Old Town and a wide range of local amenities, this well-presented semi-detached property would make an ideal purchase for a first-time buyer. The property is currently arranged as a two-bedroom home; however, the vendors are willing to reinstate the wall to return the property to its original three-bedroom layout, offering flexibility for future needs.

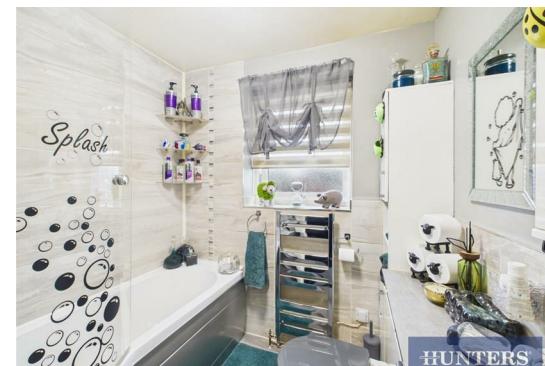
Upon entering the property, you are welcomed into an entrance hall leading through to the lounge at the front of the home, which features a stylish media wall and a modern electric fire, creating a cosy and contemporary living space.

To the rear, the heart of the home is the impressive open-plan kitchen/diner/living area. The modern kitchen is fitted with gloss cupboards, a range of integrated appliances, a central island with breakfast bar, and space for an American fridge/freezer.

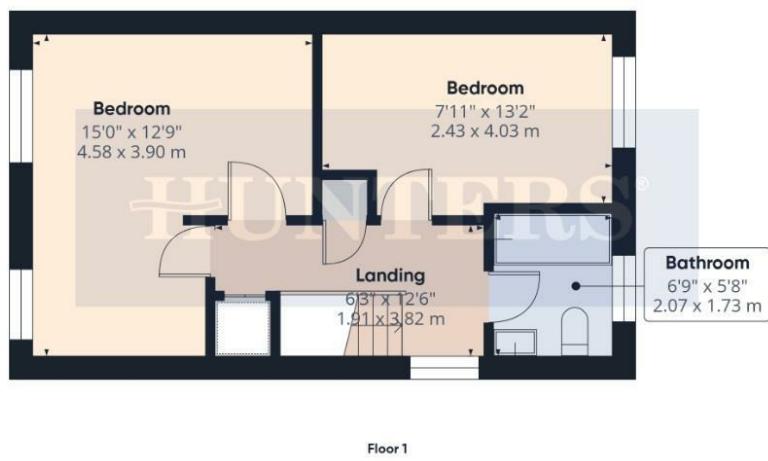
There is ample room for a family dining table or additional seating, making this a fantastic space for everyday living and entertaining. The room is flooded with natural light from skylights and benefits from doors opening out onto the garden.

Upstairs, the property offers two spacious double bedrooms, both generously sized due to the previous three-bedroom configuration. The first floor is completed by a family bathroom fitted with a bath and shower over.

Externally, the property enjoys an enclosed, low-maintenance rear garden featuring artificial grass and a decking area, which leads around to a block-paved driveway providing off-street parking. Situated in a great location with easy access to a range of amenities, this home combines modern living with convenience. Schedule your viewing today!







### 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.

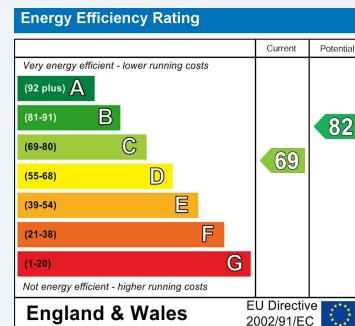
### Valuations

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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## 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.



Approximate total area<sup>(1)</sup>  
878 ft<sup>2</sup>  
81.5 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.

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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.