



**Bridlington Road, Flamborough**

YO15 1PW

**Asking Price £525,000**



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C



# 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.

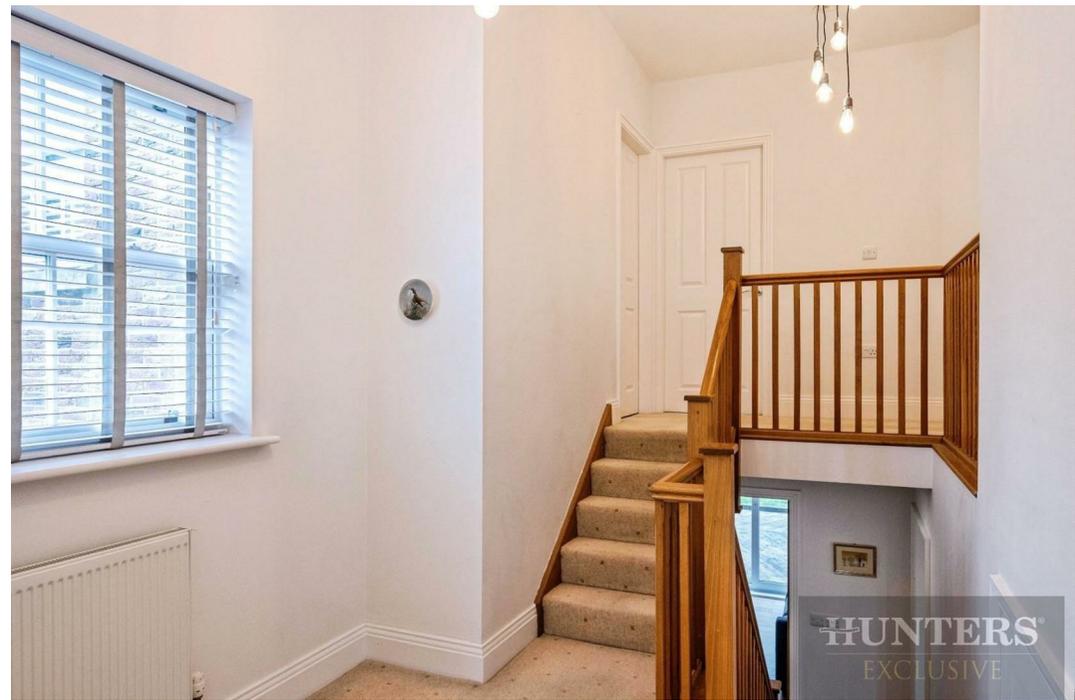
Upstairs there are four generously sized bedrooms, all with space for bedroom furniture, three of which benefit from built-in storage. The principal bedroom features fitted wardrobes and a modern en suite shower room, while a further bedroom also benefits from its own en suite. Two additional well-proportioned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





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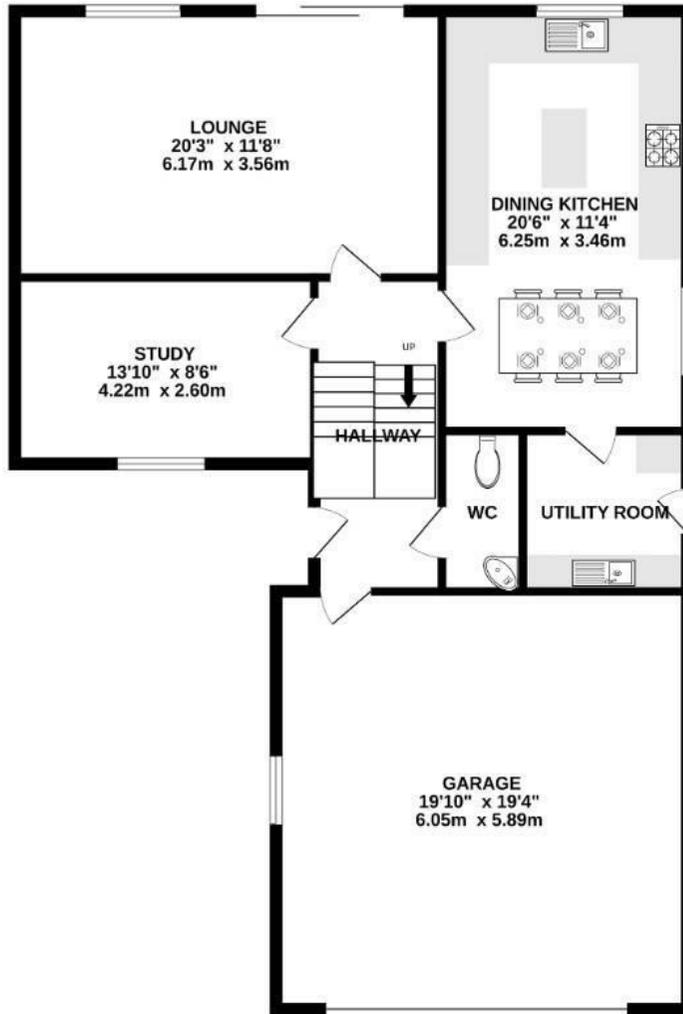


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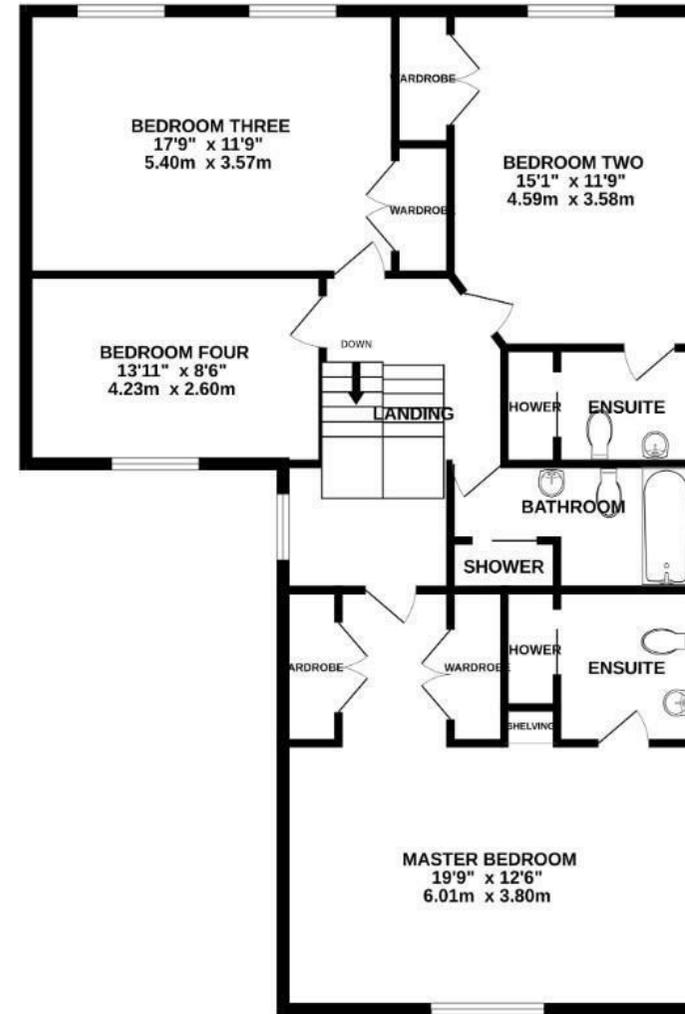
HUNTERS<sup>®</sup>  
EXCLUSIVE



GROUND FLOOR

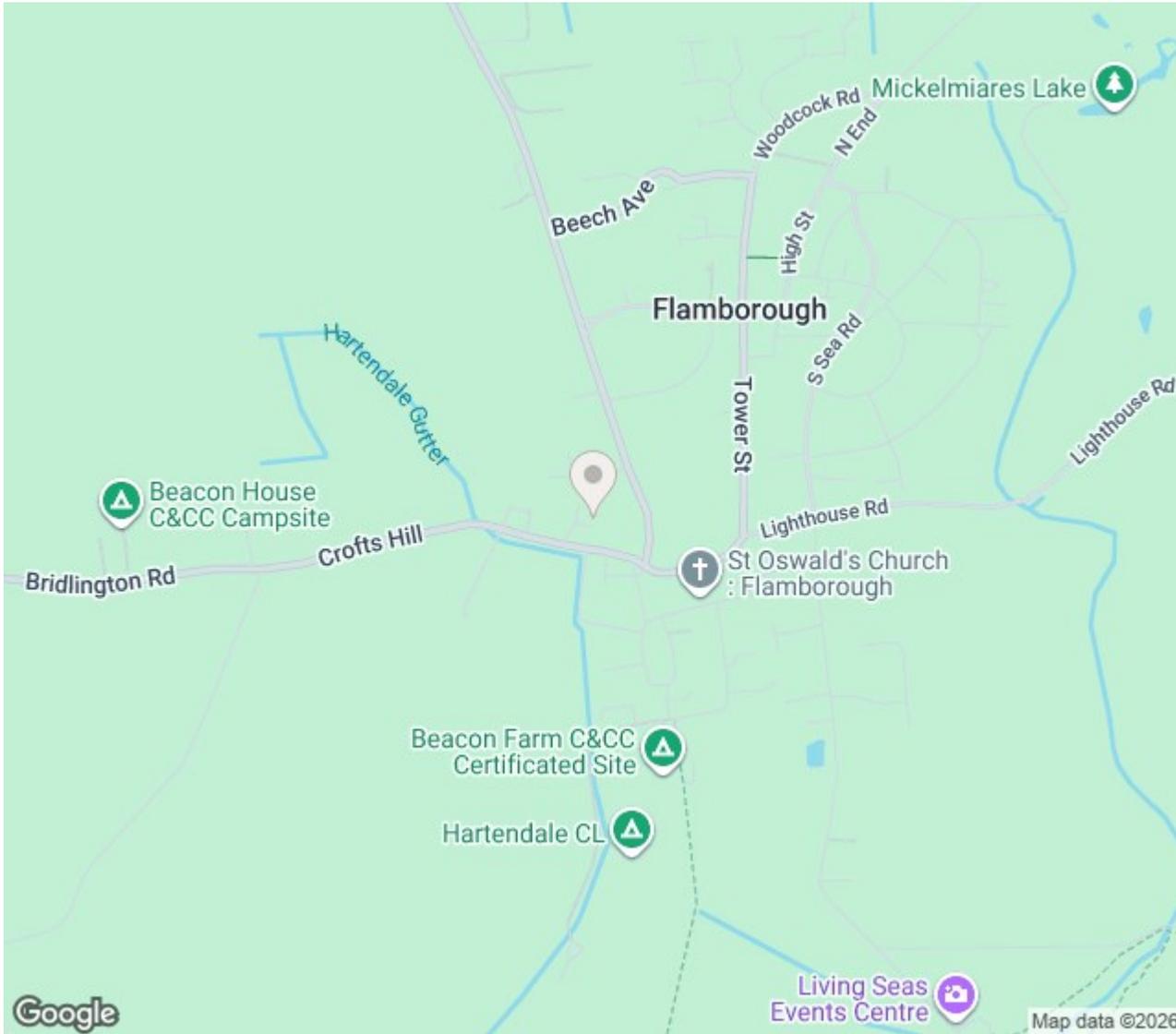


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

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

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