

## Roundhay Road, Bridlington, YO15 3JZ

- Large First Floor Apartment
- Generous Living Room
- Private Entrance
- Parking For Multiple Cars
- Short Walk To The Beach
- Two Double Bedrooms
- Kitchen With Space For A Dining Table
- Outdoor Storage
- Desirable South-Side Location

**Asking Price £150,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# 5A Roundhay Road, Bridlington, YO15 3JZ

## DESCRIPTION

Located on Roundhay Road on the highly sought-after south side of Bridlington, this substantial first-floor apartment enjoys a prime position just a short stroll from Bridlington South Beach and a wide range of local amenities.

Offering the huge advantage of off-road parking and its own private entrance, this property provides both convenience and privacy.

Upon entering, you are welcomed into a ground floor entrance hall with useful space for storage, before heading upstairs to the main accommodation. A spacious central hallway leads into the impressive dual-aspect lounge, a bright and airy room with ample space for living furniture and the flexibility to accommodate a family dining table if desired.

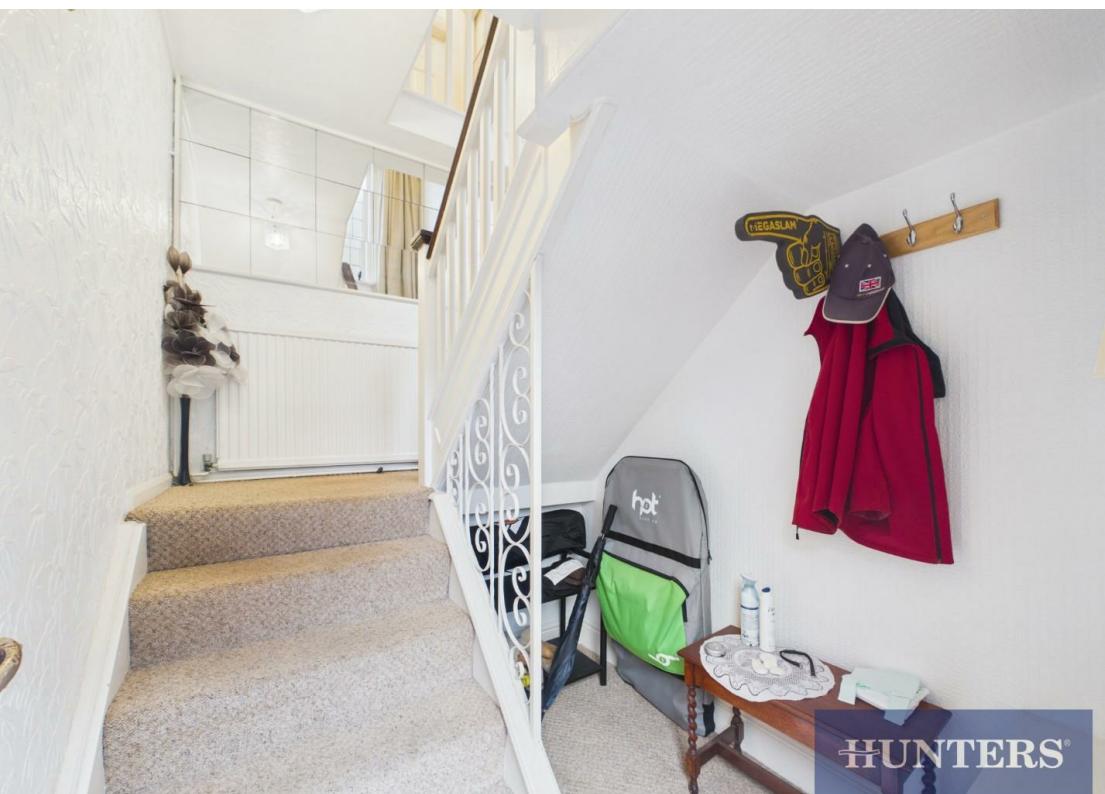
The kitchen offers a practical layout with generous storage and space for essential appliances.

There are two large double bedrooms, both excellent sizes with plenty of room for wardrobes and additional furniture. The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash basin and WC, complemented by half-tiled walls.

The location is truly desirable – approximately a five-minute walk from the beach and within easy reach of supermarkets, transport links, the town centre, the harbour, and an array of cafés and pubs. Whether you are looking for a main residence or holiday home by the sea, this property represents an excellent opportunity in the heart of Bridlington.

Schedule your viewing today!







Ground Floor



E  
S  
N  
W

Floor 1

### 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.

### HMRC Disclaimer - Bridlington

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



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### Approximate total area<sup>(1)</sup>

836 ft<sup>2</sup>  
77.7 m<sup>2</sup>

### Reduced headroom

7 ft<sup>2</sup>  
0.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.