



## Lambert Road, , Bridlington, YO16 6RE

- Spacious living room area
- Three comfortable bedrooms
- Garage and rear workshop
- Close to North Beach
- Viewing highly recommended
- Modern kitchen/diner
- Family bathroom with walk-in shower
- Quiet Bridlington location
- Semi-detached house
- Sun room leading to garden

**Offers Over £240,000**



# Lambert Road, , Bridlington, YO16 6RE

## DESCRIPTION

Nestled in the sought-after area of Lambert Road, Bridlington, this charming semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,334 square feet, the property features three generously sized bedrooms, making it an ideal choice for families or individuals seeking extra space.

As you step inside, you are greeted by a spacious living room, an inviting area perfect for relaxation and entertaining guests. The kitchen/diner is both functional and welcoming, providing an excellent setting for family meals and gatherings. A delightful sun room extends from the kitchen, creating a seamless connection between indoor and outdoor living, and leads to a low-maintenance garden that is perfect for enjoying the fresh air and sunshine. The garden also features a lovely decking area, ideal for summer barbecues or simply unwinding with a good book.

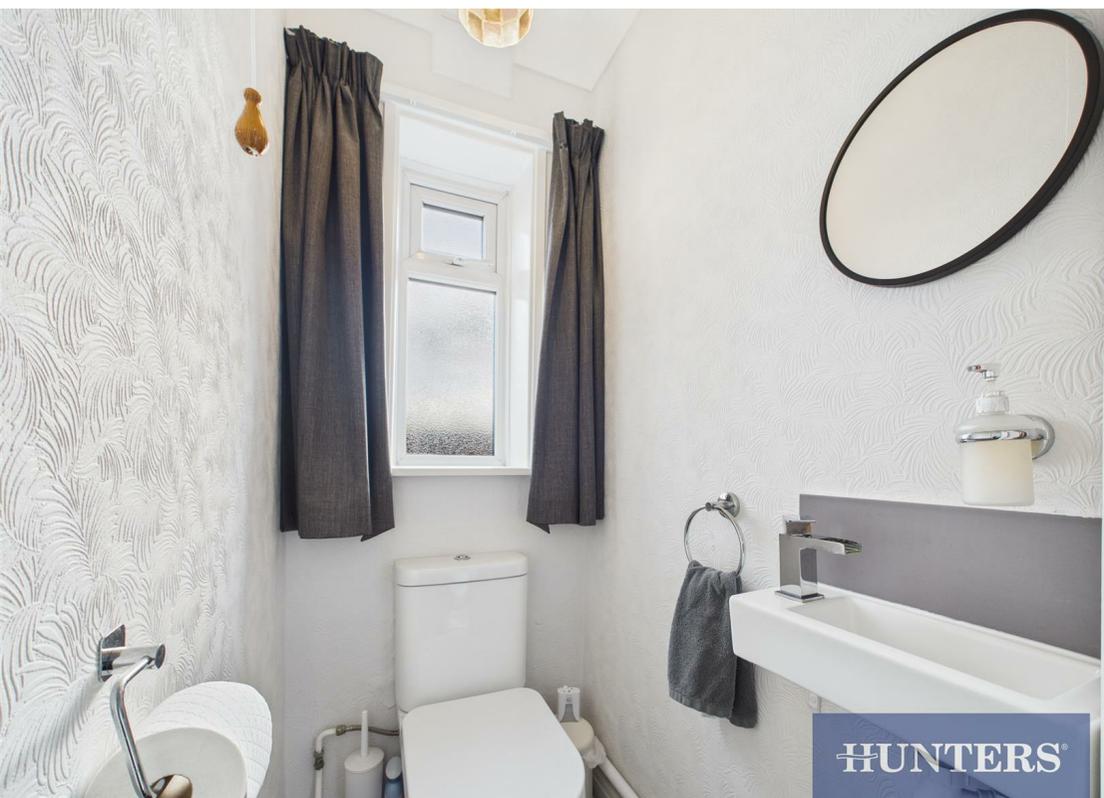
The property is equipped with a modern bathroom, ensuring that your daily routines are both comfortable and efficient. Each bedroom is designed to be a peaceful retreat, filled with natural light and ample space for personal touches. Additionally, the convenience of a downstairs w/c and a spacious walk-in shower enhances the practicality of this home.

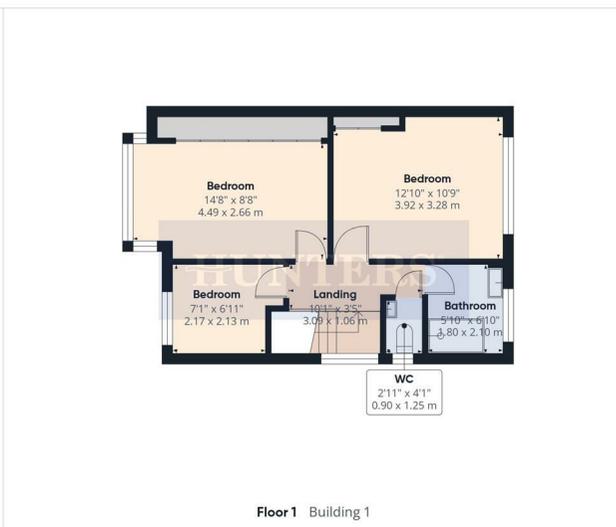
One of the standout features of this residence is the garage, providing valuable storage options, while the workshop located at the rear presents an excellent opportunity for hobbies or DIY projects.

Situated in a tranquil area, this home is just a short stroll from the beautiful north beach, allowing you to enjoy stunning coastal scenery and leisurely walks along the shore. The location is perfect for those who appreciate a serene environment while still being close to local amenities.

In summary, this semi-detached house on Lambert Road is a wonderful opportunity for anyone looking to settle in Bridlington. With its spacious living areas, convenient features, and proximity to the beach, this property truly deserves your attention.







Approximate total area<sup>(1)</sup>  
 1334 ft<sup>2</sup>  
 123.9 m<sup>2</sup>

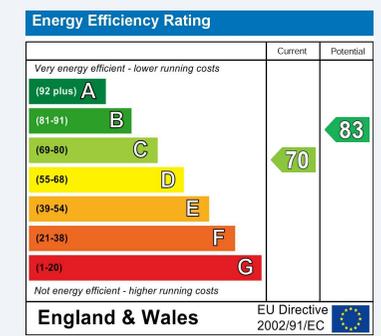
(1) Excluding balconies and terraces

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

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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