



## St. Johns Avenue, Bridlington, Yorkshire, YO16 4NL

- Three double bedrooms
- Modern kitchen
- Large Rear Garden
- Close to local schools and supermarkets
- Viewing recommended
- Modern bathroom
- Cosy living room
- Located in Bridlington
- Near transport links

**Asking Price £190,000**

**HUNTERS®**

HERE TO GET *you* THERE

## DESCRIPTION

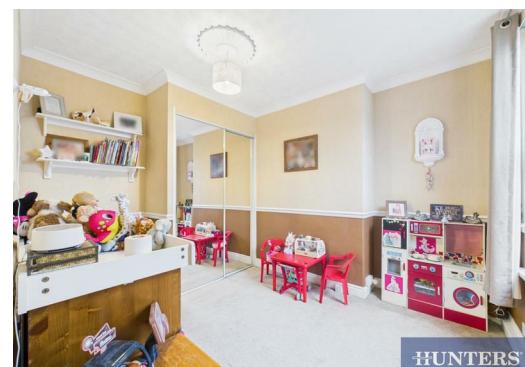
Nestled in the charming area of St. Johns Avenue, Bridlington, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 1,227 square feet, the property boasts a well-thought-out layout that is ideal for families or those seeking a spacious home.

Upon entering, you are greeted by a welcoming living room, which serves as the heart of the home. This inviting space is perfect for relaxation and entertaining guests. The modern kitchen is well-equipped, featuring ample worktop and cupboard space, along with a range oven.

The property comprises three double bedrooms, including a large room on the top floor, ensuring that there is plenty of space for everyone. Additionally, the house includes a modern bathroom, complete with a bath and shower over, catering to the needs of the household with ease.

One of the standout features of this property is the lovely rear garden, which is accessed via a private pebbled path. The garden includes a raised decking area and a charming summer house, creating an ideal space for relaxation or entertaining. There is also a brick-built outbuilding with power, offering extra storage.

Conveniently located close to local amenities, including schools, supermarkets, and transport links, this house on St. Johns Avenue presents an excellent opportunity. With its generous living space and charming features, this property is sure to appeal to a wide range of buyers.







### 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.

**HUNTERS®**

## 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	70	79
(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.