

# HUNTERS®

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## Curlew Grove

Bridlington, YO15 3NX

Asking Price £175,000



Council Tax: C



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# 33 Curlew Grove

Bridlington, YO15 3NX

Asking Price £175,000



Positioned in a quiet and established residential area on the sought-after south side of Bridlington, this attractive two bedroom semi-detached bungalow offers well-proportioned accommodation, generous outdoor space, and the convenience of a garage and private driveway.

The property is set back from the road, enjoying a peaceful position with a neat front garden and off-street parking. Once inside, you are welcomed by a bright entrance hallway leading to a spacious lounge with a large front-facing window that floods the room with natural light. The fitted kitchen provides a good range of storage and workspace, with direct access to the driveway.

There are two comfortable bedrooms – the master bedroom enjoying views over the rear garden, while the second double bedroom has access to the conservatory. This versatile additional living space is currently used as a further sitting area, making it ideal for relaxing or entertaining. The bathroom is fitted with a modern walk-in shower, and there is also a separate W/C for added convenience.

Externally, the property benefits from a well-maintained enclosed rear garden, offering plenty of scope for planting, relaxing, or outdoor dining. A private driveway provides ample off-street parking and leads to a single garage.

The bungalow is ideally situated for easy access to local amenities including shops, bus routes and supermarkets, while Bridlington's seafront, harbour, and town centre are just a short drive away. The south side of Bridlington is especially popular for its close proximity to scenic walks along the coast.

This property is perfectly suited to a wide range of buyers, from those looking to downsize or anyone wanting a manageable home in a desirable, peaceful location. With its combination of practical features and excellent position, early viewing is highly recommended!



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## Hybrid Map



## Terrain Map



## Road Map



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**Approximate total area<sup>(1)</sup>**  
685 ft<sup>2</sup>  
63.7 m<sup>2</sup>

<sup>(1)</sup> 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.

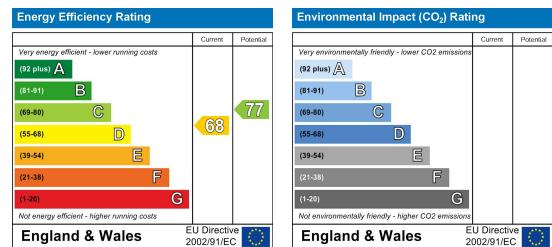
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## Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.