



HUNTERS®

**Canton Villas, Bridlington**

YO15 2JJ

**Offers Over £550,000**



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**HUNTERS®**  
EXCLUSIVE



# Highfield, Canton Villas, Bridlington

## DESCRIPTION

Located on a generous plot of around half an acre, this impressive south-facing detached property in Bridlington, with an attached cottage/annex, offers fantastic potential for extended family living or guest accommodation. The home is set back behind electric gates, with a spacious circular driveway and parking for multiple cars.

The main house features three generously sized reception rooms: a dining room, living room, and sitting room, all beautifully presented and offering versatile living space. The large kitchen has space for a table, perfect for kitchen dining. The downstairs W/C adds to the home's practicality.

Upstairs, you'll find three spacious bedrooms, with an adjoining door to the cottage in the hallway. The family bathroom has a five-piece suite, with a bath and separate shower. There is an additional bathroom, which also has a five-piece suite. The south-facing balcony is located on the landing of the main house.

The attached cottage/annex includes a generous living room, and a fully fitted kitchen on the ground floor. Upstairs are two bedrooms, with access to a shared bathroom, which is a three-piece suite.

The substantial garage offers ample space and is fully fitted with electricity, lighting, and a roller shutter door for easy access. Upstairs, there is an additional room featuring sash windows, presenting a fantastic opportunity for the new owners to customise the space to suit their needs—whether as a workshop, office, storage area, or an extra living space—pending the appropriate planning consents. A highly flexible addition to the property, with great potential.

Outside, the extensive plot offers beautifully maintained gardens, with plenty of space to enjoy the outdoors in privacy. This unique property offers flexible living in a sought-after location, a short walk to the beach and close to local amenities.

Don't miss the opportunity—book your viewing today.





# Main House

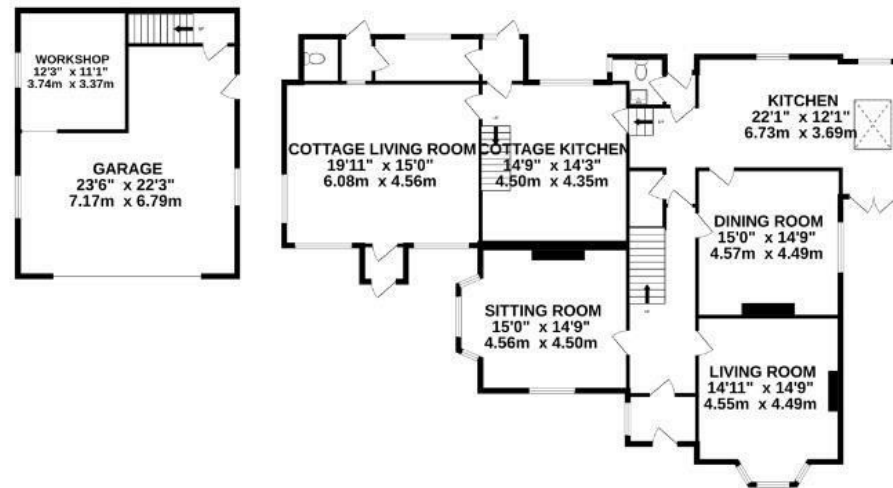




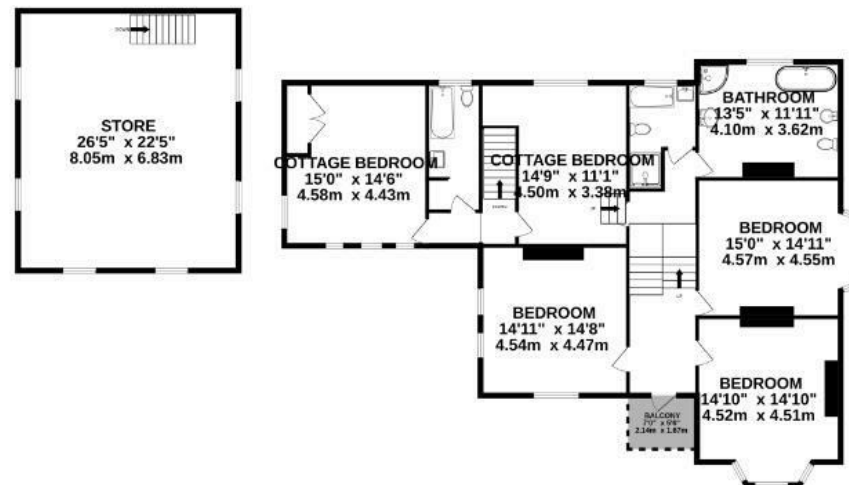




GROUND FLOOR  
2510 sq.ft. (233.2 sq.m.) approx.



1ST FLOOR  
2214 sq.ft. (205.7 sq.m.) approx.



TOTAL FLOOR AREA : 4724 sq.ft. (438.9 sq.m.) approx.

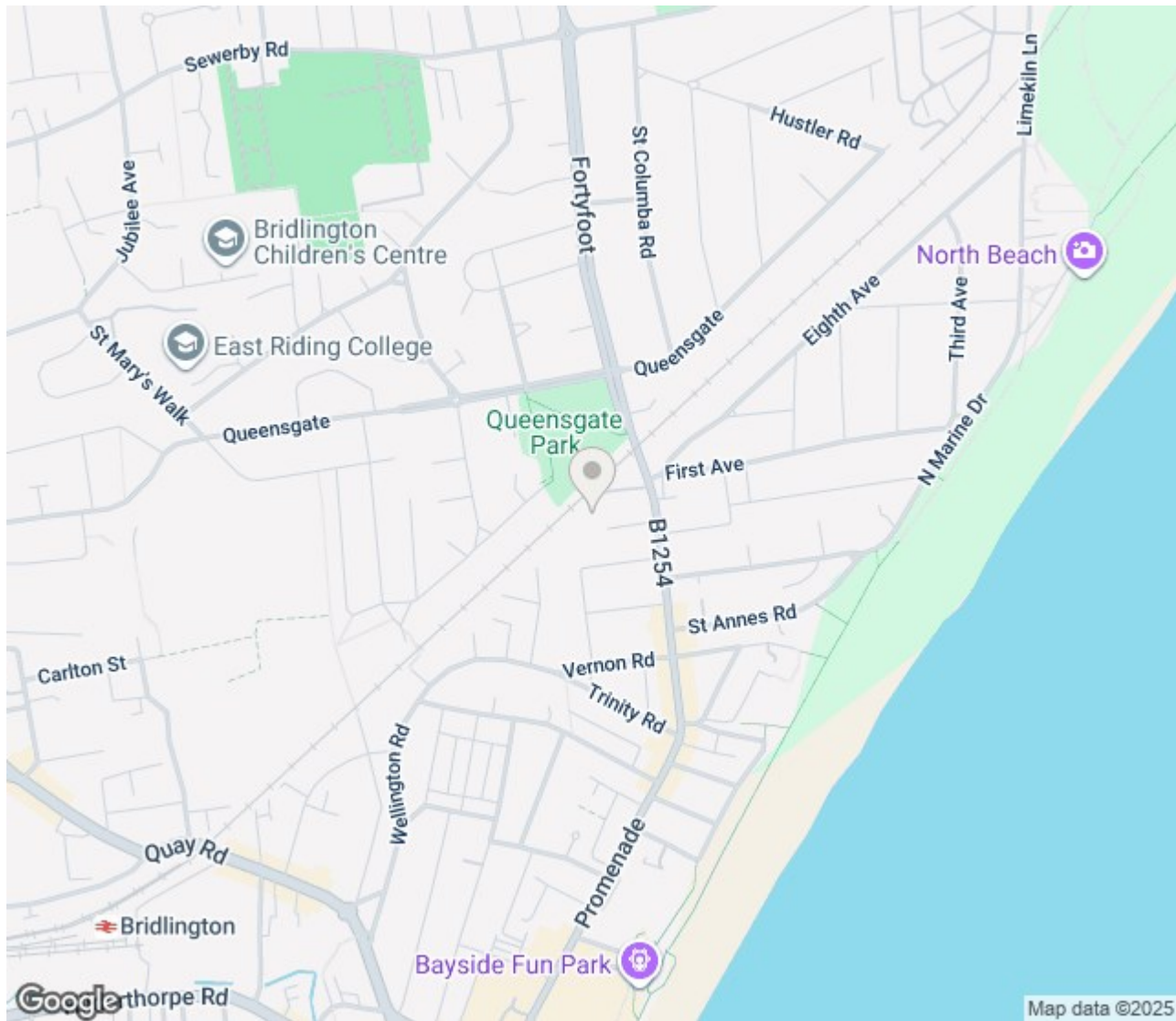
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Cottage/Annex







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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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Garage and Outside

