

# HUNTERS®

HERE TO GET *you* THERE



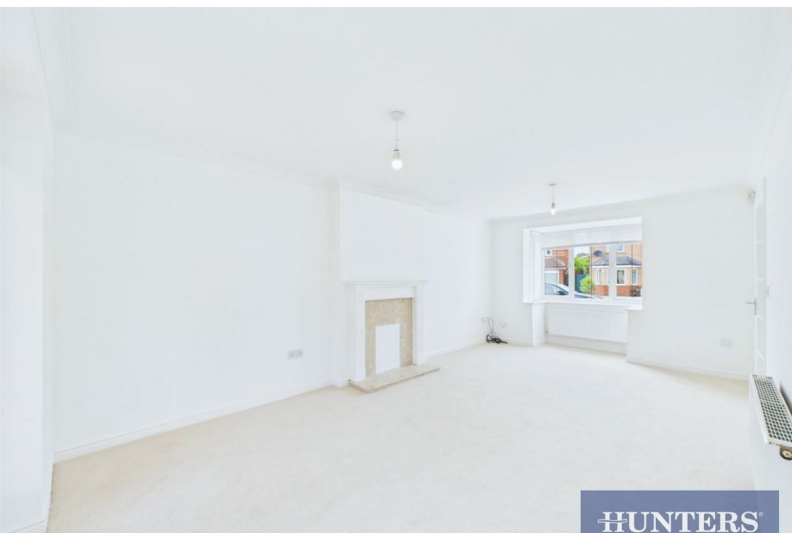
## Georgian Way

Bridlington, YO15 3TB

Asking Price £325,000



Council Tax: E



# 46 Georgian Way

Bridlington, YO15 3TB

Asking Price £325,000



Situated in a sought-after area of Bridlington, just a short walk from South Beach, this beautifully presented detached home offers generous living space, modern comforts, and a well-maintained garden—perfect for family life or those who love to entertain. The property also features a driveway and a garage, providing convenient off-street parking and additional storage space.

Inside, the property features a spacious, light and airy living room that flows effortlessly into the sunroom, providing a relaxing space that overlooks the garden. A separate dining room adds further flexibility and is ideal for hosting family meals or entertaining guests.

The kitchen is bright and functional, fitted with an integrated oven and hob, and offers ample storage and preparation space. Adjacent to the kitchen is a useful utility room and a convenient downstairs W/C, adding to the home's practicality.

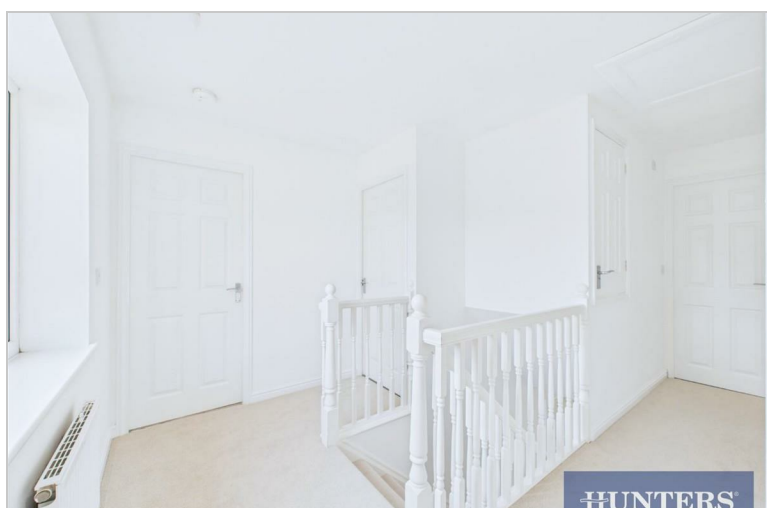
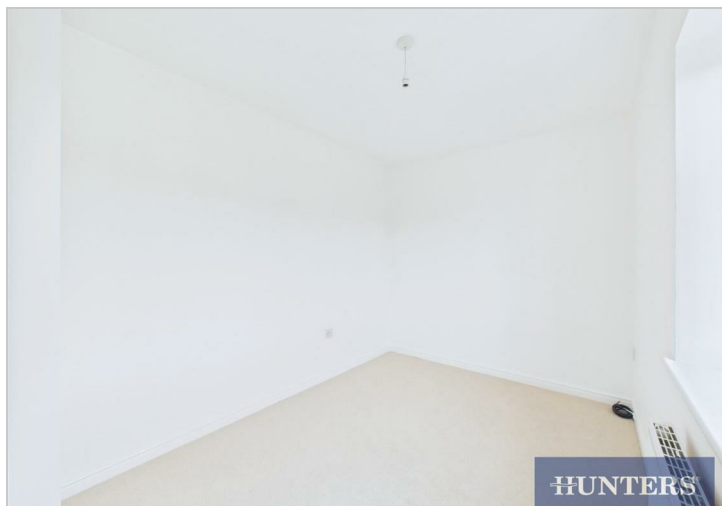
Upstairs, you'll find four well-proportioned bedrooms. Two of the bedrooms benefit from their own en suite shower rooms and built-in wardrobes, offering a touch of luxury and added convenience.

The remaining bedrooms are serviced by a well-presented family bathroom featuring a three-piece suite with a bath/shower combination.

Outside, the garden is neatly maintained and provides plenty of space for relaxing, playing, or entertaining in the warmer months.

This fantastic property is ideal for growing families or those seeking more space, all within easy reach of Bridlington's amenities, schools, and coastal attractions. Being just a short stroll from the golden sands of South Beach only adds to its appeal. Early viewing is highly recommended to fully appreciate what this home has to offer.





Hybrid Map



Terrain Map



Road Map



Ground Floor



Floor 1



Approximate total area<sup>1</sup>  
1337 ft<sup>2</sup>  
124.2 m<sup>2</sup>

Reduced headroom  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

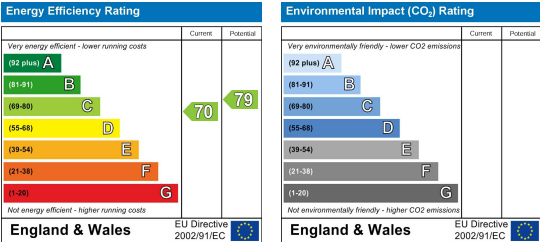
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.