

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 13 Beech Grove

Bridlington, YO15 1LS

£275,000





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## Porch

UPVC double glazed door to front aspect and UPVC double glazed window to side aspect.

## Entrance Hall

UPVC front door, coving, consumer unit, storage cupboard housing burglar alarm, telephone point and power points.

## Lounge

UPVC double glazed window to front aspect, coving, radiator, feature gas fireplace, TV point and power points.

## Dining Room

UPVC double glazed French doors to rear aspect leading into conservatory, coving, radiator and power points.

## Kitchen

UPVC double glazed window to rear aspect, coving, laminated laid floor, radiator, range of wall and base units with roll top work surfaces, tiled splashback, sink and drainer unit, integrated fridge/freezer, integrated microwave, integrated washing machine, electric double oven, electric hob, extractor hood and power points.

## Conservatory

UPVC double glazed window to side and rear aspect, UPVC double glazed French doors to side aspect, radiator, laminate flooring, TV point and power points.

## Bedroom One

UPVC double glazed window to front aspect, coving, radiator, TV point and power points.

## Bedroom Two

UPVC double glazed window to rear aspect overlooking garden, coving, radiator, TV point and power points.

## Bathroom

UPVC double glazed opaque window to side aspect, coving, radiator, fully tiled shower cubicle with electric shower over, panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit, ladder style radiator, fully tiled walls and extractor fan.

## Garden

Mainly laid to lawn with plant and shrub borders, patio area, outside tap and two side entrances.

## Garage

Up and over electric door and power and lighting.

## Driveway

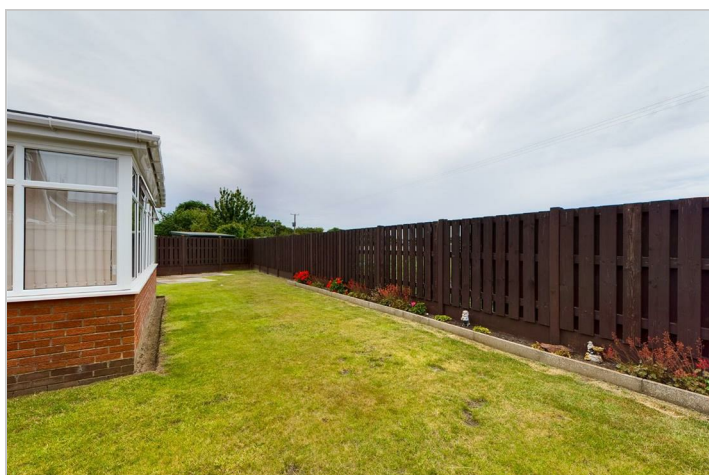
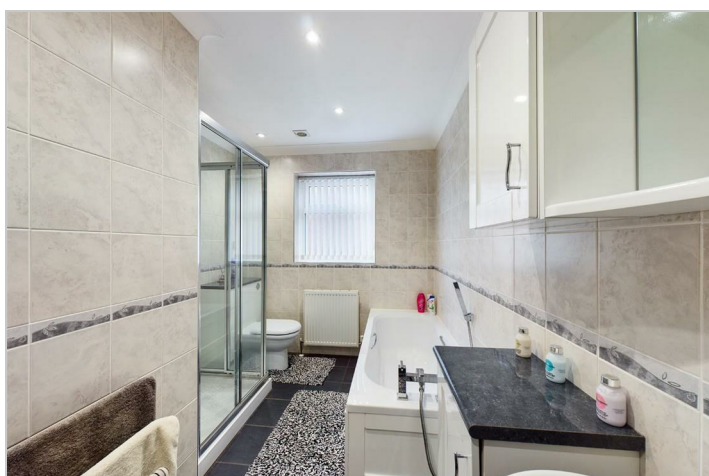
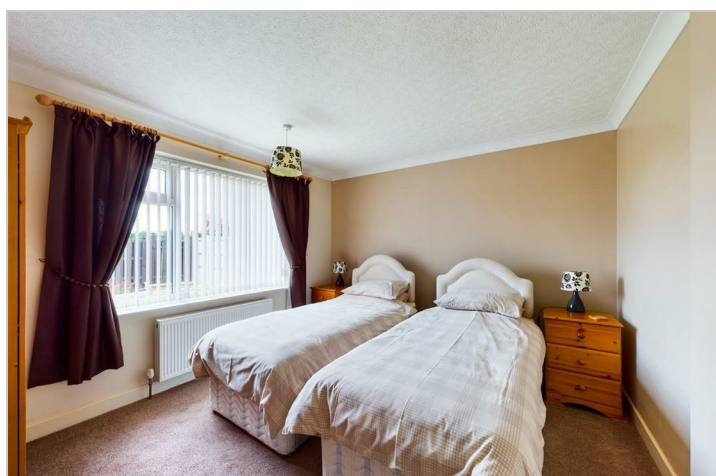
Driveway providing off street parking for multiple vehicles.

Hunters are delighted to offer to the market this beautifully presented two bedroom bungalow, ideally located in the heart of the village of Flamborough close to schools and various local amenities.

The property briefly comprises porch, entrance hall, lounge/diner, kitchen, conservatory, two double bedrooms and a bathroom.

To the outside of the property there is a spacious rear garden laid to lawn with a driveway and garage providing off street parking.

Viewing are advised to avoid missing out on this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan



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.