



## Banks Close, Bridlington, YO16 6AU

- Semi-Detached Bungalow
- Beautiful Open Plan Kitchen/Lounge/Diner
- Well-Presented Throughout
- Off-Road Parking
- Located Within A Desirable New Development
- Two Double Bedrooms
- Modern Bathroom
- Well Maintained Rear Garden
- Built Within Recent Years
- Benefits From An EV Charger & Alarm System

**Asking Price £240,000**

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HERE TO GET *you* THERE

# 8 Banks Close, Bridlington, YO16 6AU

## DESCRIPTION

Located within a desirable modern development, this beautifully presented semi-detached bungalow has been meticulously maintained and thoughtfully upgraded by the current owner, who selected a number of premium upgrades at the time of construction.

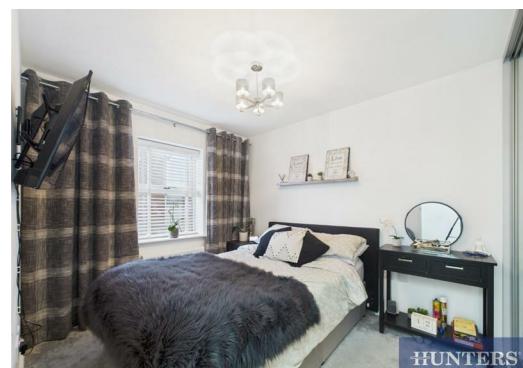
Upon entering the property, you are welcomed by a well-presented entrance hall that leads through to the heart of the home — a stunning open-plan kitchen, lounge, and dining area. The contemporary kitchen features stylish white cabinetry with upgraded worktops, an island, and a range of integrated appliances including a fridge/freezer, hob, oven, and dishwasher.

The space offers ample room for both comfortable living room furniture and a family dining table, while double doors open out to the rear garden, creating a bright and sociable environment. A separate utility room provides additional practicality.

The bungalow offers two double bedrooms, both benefiting from sliding mirrored wardrobes, providing excellent built-in storage. The modern bathroom is finished with tiled walls and comprises a three-piece suite including a bath with shower over.

Externally, the property continues to impress. To the rear is a well-maintained, landscaped garden with a patio seating area, ideal for outdoor dining. A large, insulated 16' x 10' summerhouse with electric offers versatile use as an outdoor living space, hobby room, or an excellent area for entertaining. To the front of the property is a private driveway providing off-street parking.

Additional features include an EV charger, a security alarm, and a panic button in the master bedroom. The loft has been fully boarded, with lighting installed and drop-down loft ladders for easy access. Conveniently located close to Bridlington's historic Old Town, the property also enjoys easy access to local amenities including shops, supermarkets, schools, and transport links. Schedule your viewing today!







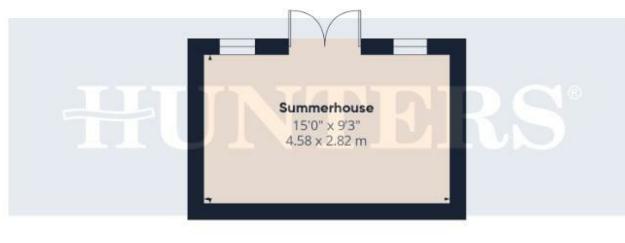
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Approximate total area<sup>(1)</sup>  
779 ft<sup>2</sup>  
72.2 m<sup>2</sup>

## 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		96
(81-91) B		82
(69-80) C		
(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	



Ground Floor Building 2

### 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.

(1) 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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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.