

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Dog and Duck Square

Flamborough, Bridlington, YO15 1NB

Offers Over £170,000



Hunters are pleased to offer onto the market this well presented three bedroom property, situated in the popular village of Flamborough. This property is ideally located within close proximity to local primary school, village amenities to include, butchers, bakery, greengrocers, pharmacy and public houses. The accommodation briefly comprises lounge, kitchen, utility room, three double bedrooms and a family bathroom. To the rear of the property there is a low maintenance shared garden which is accessible via a side entrance. Parking is available on street to the front of the property and transport links are within close proximity. Viewings are advised to avoid missing out on what this property has to offer.



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

UPVC double glazed window to rear aspect, tiled floor, radiator, range of wall and base units with roll top work surfaces, tiled splashback, sink and drainer unit, gas cooker point and power points.

UPVC double glazed window to side and rear aspect, tiled floor, roll top work surfaces, space for washing machine and power points.

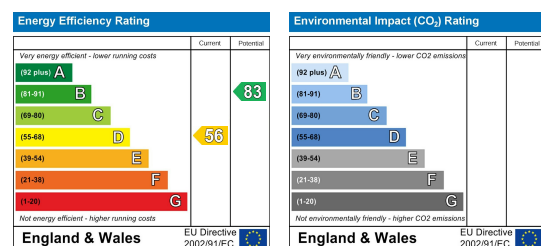
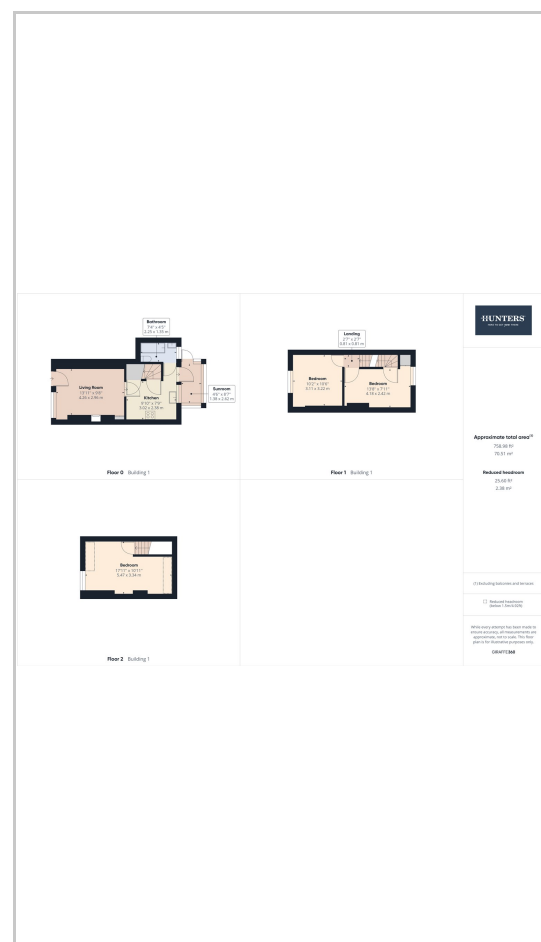
UPVC double glazed window front aspect, radiator and power points.

UPVC double glazed window to rear aspect, radiator, TV point, power points and stairs leading to bedroom three.

UPVCV double glazed window to rear aspect, radiator, TV point and power points.

UPVC double glazed window to rear aspect, radiator, panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal and part tiled walls.

Low maintenance shared garden, patio area and side entrance.



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.

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