

# HUNTERS®

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## Queensgate

Bridlington, YO16 6RW

Offers Over £180,000



Hunters are pleased to offer onto the market this spacious two bedroom semi detached bungalow situated on Queensgate. This accommodation comprises entrance hall, lounge, kitchen, bathroom, bedroom, sitting room/ bedroom, conservatory, loft access to loft space which given the current building regulations this could be converted into a bedroom. There is a driveway providing parking for several vehicles, garage and rear garden laid to lawn.





## Entrance Hall

Front door, coving, textured ceiling, storage cupboard, radiator, power points and loft access.

## Loft Space

Given the current building regulations this could easily be converted into 1 bedroom.

## Lounge 12'7" x 11'11" (3.83 x 3.63)

UPVC double glazed bay window to front aspect, textured ceiling, radiator, feature gas fireplace, power points and Tv point.

## Kitchen 0'0" x 0'0" (0 x 0)

UPVC double glazed windows to front and side aspects, door to conservatory, part lino floor, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and double drainer unit, space for fridge/ freezer, electric oven, gas hob and power points.

## Conservatory 8'0" x 5'9" (2.43 x 1.74)

UPVC double glazed window to rear aspect, door to side and opaque window to side aspect.

## Bedroom One 15'1" x 9'11" (4.61 x 3.03)

UPVC double glazed window to side aspect, coving, textured ceiling, radiator and power points.

## Bedroom Two/ Sitting Room 15'1" x 11'10" (4.61 x 3.61)

UPVC double glazed window to side aspect, coving, gas fire, radiator and power points.

## Bathroom 8'9" x 5'4" (2.67 x 1.62)

UPVC double glazed opaque window to rear aspect, textured ceilings, radiator, panel enclosed bath, low flush WC, hand wash basin with pedestal, part tiled walls and shaver point.

## Parking

Parking for several cars and garage.

## Rear Garden

Side entrance to rear garden, laid to lawn with shrub borders, mature trees, driveway leading to single garage.

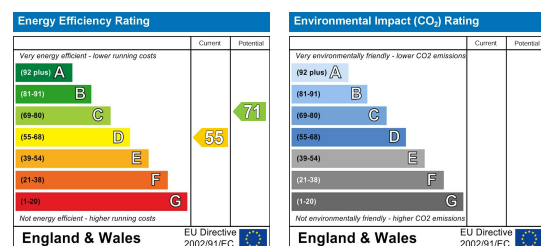
## Area Map



## Floor Plans



## 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.

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