



## New Burlington Road, Bridlington, YO15 3HU

- Mid-Terrace Property
- Two Reception Rooms
- Rear Yard
- Central Location
- South-Side Location
- Three Bedrooms
- Downstairs W/C
- Fantastic First Time Purchase or Investment Property
- Close To A Range Of Local Amenities

**Asking Price £150,000**



# 80 New Burlington Road, Bridlington, YO15 3HU

## DESCRIPTION

Situated in a convenient central location on New Burlington Road, this mid-terrace property offers fantastic potential for those looking to step onto the property ladder or expand their investment portfolio. Within easy reach of local shops, schools, transport links and the seafront, the property benefits from being close to the many amenities and attractions that Bridlington has to offer.

Upon entering the property, you are welcomed into a hallway leading through to the lounge at the front of the home. This inviting space features a bay window which fills the room with natural light. The room is ready for someone to put their own stamp on it, meaning it offers a blank canvas for buyers to personalise to their own taste and style.

Moving through the property, you'll find a spacious dining room which offers plenty of versatility. This room could comfortably accommodate a family dining table or serve as a second living area, making it perfect for entertaining guests.

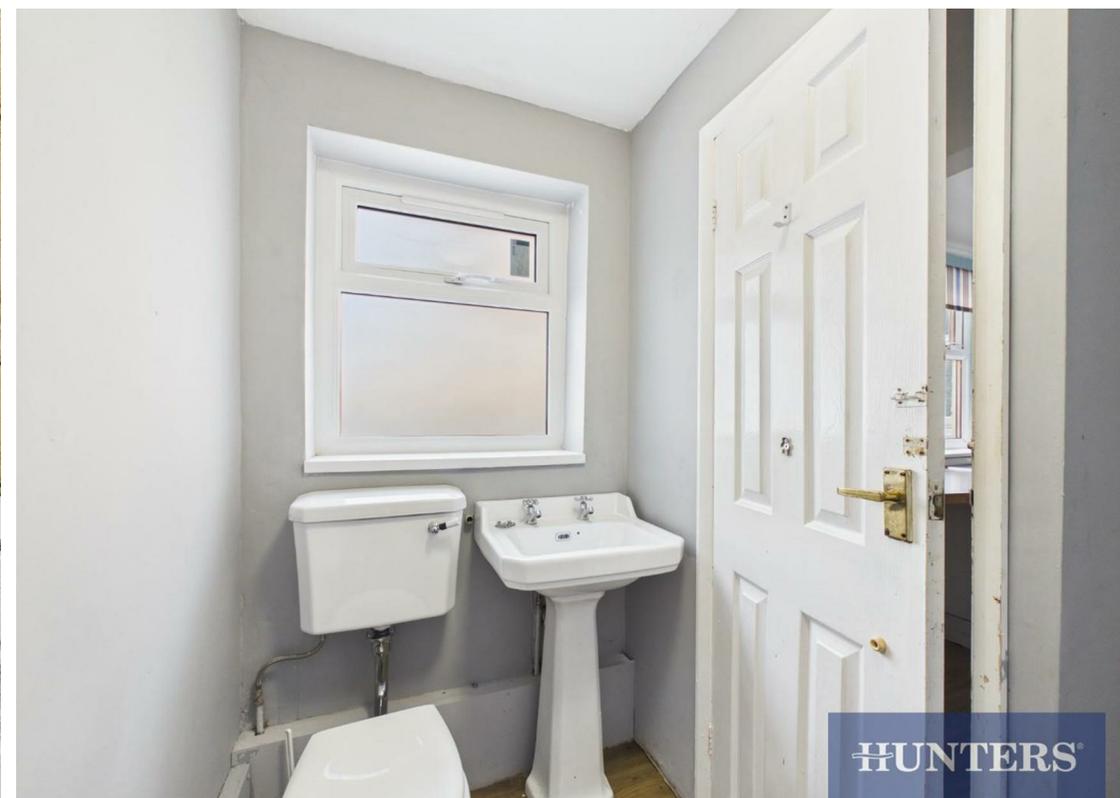
Heading upstairs to the first floor are two well-proportioned bedrooms, both bright and airy with ample room for bedroom furniture. Continuing to the top floor, the property offers a further double bedroom alongside a family bathroom fitted with a three-piece suite.

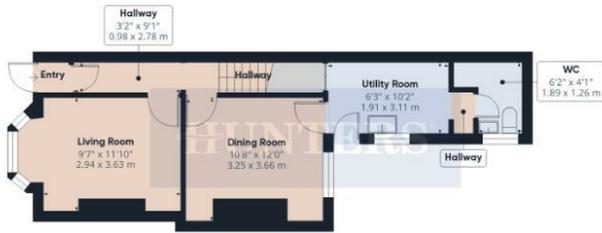
Externally, the property benefits from a rear yard which provides a private outdoor area - ideal for outdoor seating, relaxing, or enjoying warmer days.

New Burlington Road is well positioned within central Bridlington, offering easy access to a wide range of local amenities including supermarkets, independent shops, cafes, schools, and public transport links. The town centre and the popular seafront are also within close proximity, making it a convenient and desirable location for residents and visitors alike.

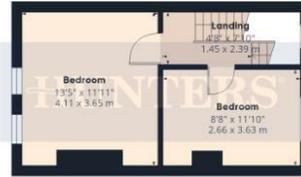
With generous living space, three bedrooms, and plenty of potential to personalise, this property presents an excellent opportunity for both first-time buyers and investors. Schedule a viewing today!







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 969 ft<sup>2</sup>  
 89.8 m<sup>2</sup>

Reduced headroom  
 39 ft<sup>2</sup>  
 3.6 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.

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**Viewings**

Please contact [bridlingtonlettings@hunters.com](mailto:bridlingtonlettings@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.

**HMRC Disclaimer - Bridlington**

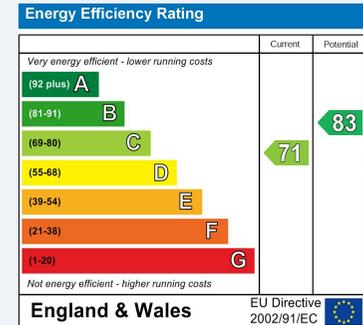
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



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**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.



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.

