



St. Cuthbert Road, , Bridlington, YO16 7SR

HUNTERS®
HERE TO GET *you* THERE

£850 Per Month

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DESCRIPTION

We are excited to present this well-maintained semi-detached house in Bridlington, offering a fantastic opportunity for family living. The property features a welcoming front driveway.

Inside, you'll find a spacious living room that flows seamlessly into the open-plan dining area and kitchen, creating a bright and sociable space perfect for everyday living. The kitchen is well-appointed, with an integrated oven and hob, alongside ample cupboard space to keep your kitchen essentials organized.

Upstairs, the property offers two generously-sized bedrooms, with one bedroom featuring built-in storage cupboards for added convenience and organization. There is also a versatile nursery/third bedroom room, providing flexibility to suit your needs. The family bathroom is equipped with a three-piece suite, including a shower/bathtub combination for added convenience.

Outside, the low-maintenance garden offers a peaceful retreat, while the garage/storage shed provides valuable additional space for storage or hobbies.

This charming home is available unfurnished and is ideal for small families, or anyone looking to enjoy the comfort and convenience of Bridlington.



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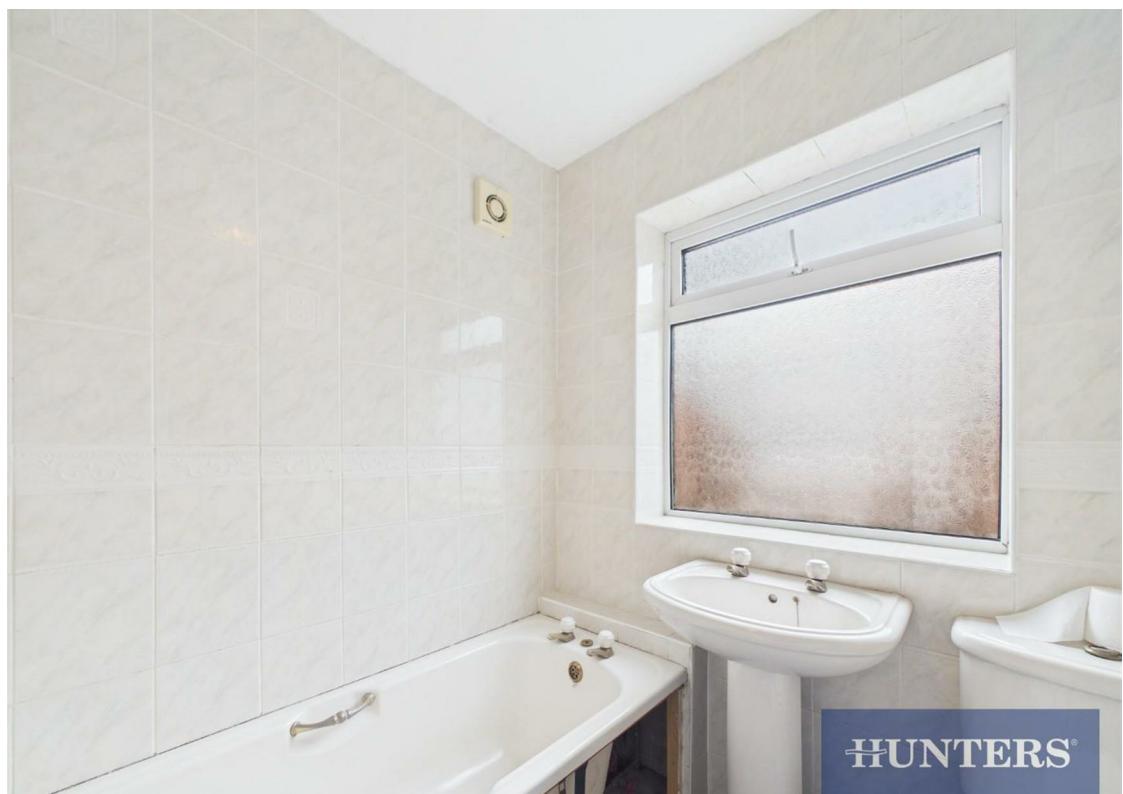
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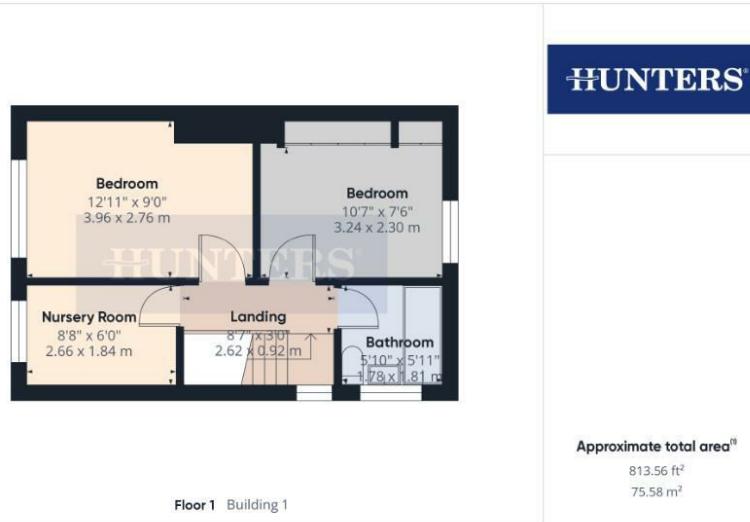
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Approximate total area⁽¹⁾
813.56 ft²
75.58 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		
(81-91) B		84
(69-80) C		
(55-68) D		69
(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 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.

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.