



4 Teal Garth  
, YO15 3LJ

Price Guide £179,950



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, Bridlington, YO15 3LJ

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Located on Teal Garth in Bridlington, this modern and beautifully presented semi-detached house offers an ideal family home. With three bedrooms, this property provides ample space for comfortable living. The inviting reception room serves as a perfect gathering space, while the kitchen diner, complete with a door leading to the rear garden, is ideal for both casual dining and entertaining. The property boasts a lovely private and fully enclosed rear garden, perfect for children to play or for hosting summer barbecues. Additionally, a large storage shed offers practical solutions for garden tools and outdoor equipment. Parking is a breeze with a long driveway providing ample parking, ensuring convenience for families or guests. The location is particularly appealing, situated in a quiet neighbourhood that promotes a peaceful lifestyle while still being within easy reach of local amenities. This semi-detached house is a great price too! Whether you are a first-time buyer or looking to settle down in a serene environment, this home is sure to meet your needs. Don't miss the opportunity to make this charming residence your own.

- Modern three bedroom semi
- Set in a lovely location
- Ideal for first time buyers or small families
- A stunning private and enclosed rear garden
- Large storage shed with power
- Driveway parking for multiple vehicles
- Realistically priced!

## Entrance Hall

With composite glazed door to the front aspect, radiator and stairs leading to the first floor. Glazed oak door to the sitting room. Wood effect flooring.

## Sitting Room

With UPVC double glazed window to the front aspect, radiator, TV point, coving to ceiling and understairs storage cupboard. Oak glazed door to:

## Kitchen / Diner

UPVC double glazed window and door to the rear garden, wood effect flooring, radiator and space for a dining table. Wall and base units with stainless steel sink and drainer unit, gas cooker point with extractor hood, plumbing for washer and dishwasher and space for fridge freezer.

## First Floor Landing

Doors to the bedrooms and bathroom and loft access.

## Bedroom One

With UPVC double glazed window to the front aspect, radiator, panel feature wall, airing cupboard overstairs and full length built in storage cupboard/wardrobe.

## Bedroom Two

With UPVC double glazed window to the rear aspect and radiator.

## Bedroom Three

Currently used as a dressing room with UPVC double glazed window to the rear aspect and radiator.

## Bathroom

Matching white suite with panel bath with power shower over with shower screen, low flush WC, vanity wash basin and fully tiled floor and walls. Chrome ladder heated towel rail and UPVC double glazed opaque window to the side aspect.

## Exterior

To the front of the property is a gravelled low maintenance garden with driveway parking and path to the front door. There is a side access gate leading into the rear garden which is mainly lawned and private with paved patio area, mature shrubs, palm tree and a large storage shed with power connected.

## Services

Mains connected to water, drainage, electric and gas.

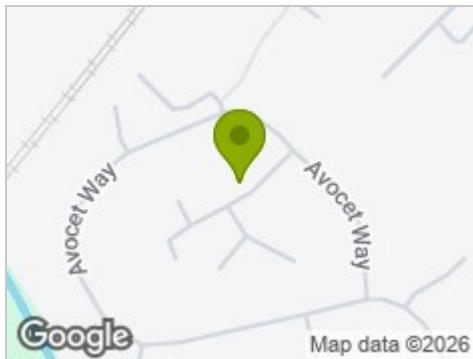
## Council Tax Band B

### Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.



## Road Map



## Hybrid Map



## Terrain Map



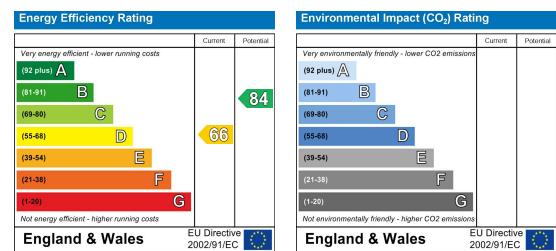
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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