



total floor area - 1050 sq ft (104.0 sq m) approx.
units every 10th floor to be equipped with separate measurement
of doors, windows, rooms and other items the expenditure on which should be set by the
commission of works. The plan is to let leisure premises out and consider the same to be given
to those who have the services of the premises and who have been tested and guaranteed
by the proprietor himself. The plan is to let leisure premises out and consider the same to be given
to those who have the services of the premises and who have been tested and guaranteed
by the proprietor himself.

DATA

The floor plan illustrates a house layout with the following dimensions:

- KITCHEN:** 6.08m x 2.65m (19'11" x 8'8")
- DINING ROOM:** 4.20m x 3.29m (13'9" x 10'9")
- LIVING ROOM:** 4.64m x 4.30m (15'3" x 14'1")
- BEDROOM:** 5.58m x 2.65m (18'4" x 8'8")
- BEDROOM:** 4.16m x 3.15m (13'8" x 10'4")
- BEDROOM:** 3.28m x 3.15m (10'9" x 10'4")
- BEDROOM:** 4.91m x 4.41m (16'1" x 14'6")
- BATHROOM:** 4.35m x 2.57m (14'3" x 8'5")
- WC:** 0.76m x 1.16m (2'6" x 3'9")
- LANDING:** 0.95m x 4.27m (3'1" x 14'2")
- DOWN:** (Stairs leading down)
- UP:** (Stairs leading up)

54 sq.ft. (32.9 sq.m.) approx.

885 sq. ft. (54.3 sq.m.) approx.

70 sq.ft. (53.0 sq.m.) approx.



**19 St. Johns Street, Bridlington, East Yorkshire,
YO16 7NL**

Harris Shields Collection

A spacious three-storey home with land, outbuilding and endless scope to

- ✓ Three-storey living
- ✓ Spacious courtyard garden
- ✓ Three generous bedrooms
- ✓ Central Bridlington location
- ✓ Gas central heating
- ✓ Mostly UPVC windows
- ✓ No onward chain

Asking Price £155,000

Description

Brimming with potential and set right in the heart of Bridlington, this spacious three-storey home offers an exceptional opportunity. The property features a generous living room, separate dining room and a kitchen that opens onto a private courtyard garden. Across the upper floors are three well-proportioned bedrooms and two bathrooms, giving you plenty of flexibility and room to grow.

One of the standout advantages of this home is the unusually large rear garden, providing excellent off-street parking together with a substantial brick-built outbuilding. This versatile space would make a superb holiday cottage or, subject to planning, could be developed into a separate dwelling. Historically, planning permission was granted for conversion, although this has since lapsed. At present, it is ideal for use as a workshop or studio.

While the main house would benefit from some modernisation, key features such as gas central heating, UPVC windows and the fact there is no onward chain make it the perfect blank canvas for refurbishment, extension or development.

Additional Information

Council tax band B

