



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as shown and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020



A Rare Development Opportunity in the Heart of Bridlington

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

Asking Price £145,000

Harris Shields Collection

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Set right in the heart of Bridlington, this spacious three-storey home presents an exciting opportunity for buyers looking for space, versatility and genuine development potential. With three bedrooms, two bathrooms and generous living accommodation, the property offers an excellent foundation to create a fantastic family home, investment or holiday retreat. The ground floor features a welcoming living room, separate dining room and kitchen, which opens directly onto the private courtyard garden. Across the upper floors are three well-proportioned bedrooms and two bathrooms, providing plenty of space for modern family living. The real hidden gem, however, lies to the rear. The property boasts an unusually large rear garden incorporating a substantial brick-built outbuilding, offering a rare and exciting opportunity for further development. The outbuilding is of a generous size and could lend itself to a variety of uses, including a holiday let, annexe, home office, studio or workshop, or potentially conversion into a separate residential dwelling, subject to the necessary planning permissions. Importantly, planning permission was historically granted for the conversion of the outbuilding, although this has since lapsed. This previous consent highlights the property's genuine development potential and could provide an excellent starting point for anyone looking to explore a future scheme, subject to obtaining the relevant permissions.



Opening doors
for over 60 years

Harris Shields
Collection