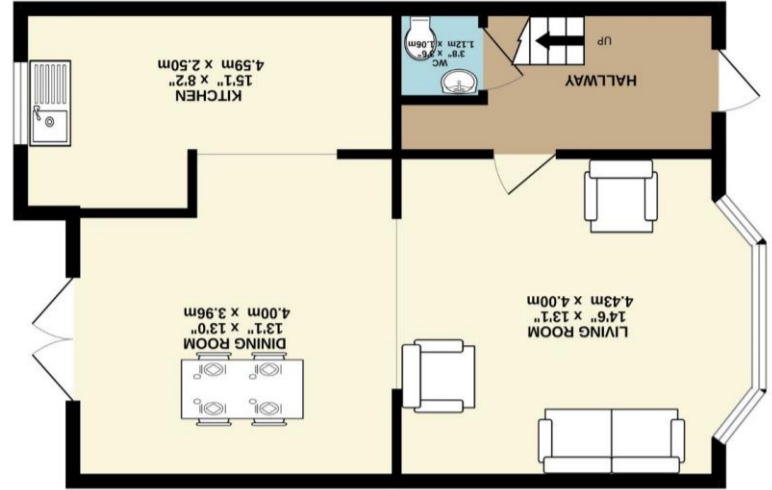
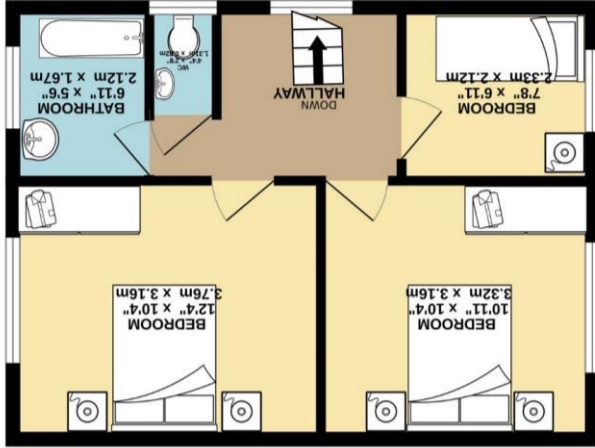


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.



GROUND FLOOR
520 sq. ft. (48.3 sq.m.) approx.



1ST FLOOR
402 sq. ft. (37.3 sq.m.) approx.



22 St. Wilfred Road, Bridlington, East Riding of Yorkshire, YO16 4DU

Harris Shields Collection

A sought-after location, a private garden, and the opportunity to make it

- ✓ Highly sought-after Saints
- ✓ Three spacious bedrooms
- ✓ Private enclosed garden
- ✓ Garage and parking
- ✓ French doors to garden
- ✓ Well-proportioned accommodation
- ✓ Close to local amenities

Asking Price £219,995

Harris Shields Collection

Harris Shields Collection, 14 Promenade, Bridlington East Yorkshire, YO15 2PX

01262 601704

estateagents@harris-shieldscollection.uk

<https://harris-shieldscollection.uk/>

Situated in the highly sought-after Saints area of Bridlington, this three-bedroom semi-detached home presents an excellent opportunity to acquire a property in one of the town's most popular residential locations.

Conveniently located close to a range of local amenities, schools and transport links, the property provides well-proportioned accommodation throughout and is ideal for families, first-time buyers or investors alike.

The ground floor features a bright and welcoming living room with double doors opening directly onto the private rear garden, creating a wonderful connection between indoor and outdoor living. The garden offers a pleasant and enclosed space for relaxing, entertaining and family enjoyment.

To the first floor are three well-proportioned bedrooms and a family bathroom.

The property provides a comfortable living environment throughout and presents a wonderful opportunity for a new owner to put their own stamp on the home over time, making it an appealing prospect in this highly desirable location.

Further benefits include a garage, driveway parking and a private rear garden.

Early viewing is highly recommended to appreciate the accommodation, potential and sought-after location on offer.

Council tax band B



**Opening doors
for over 60 years**

**Harris Shields
Collection**