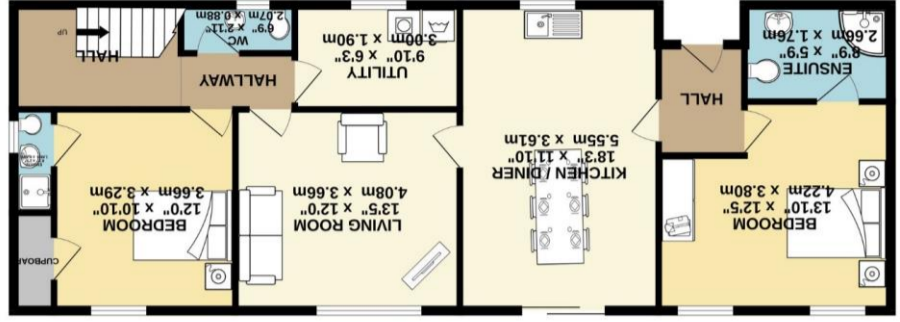


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective 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 : 1464 sq.ft. (136.0 sq.m.) approx.



1ST FLOOR  
 524 sq.ft. (48.6 sq.m.) approx.



GROUND FLOOR  
 940 sq.ft. (87.3 sq.m.) approx.



Lamp Post Cottage, Trinity Mews, Bridlington,  
 East Riding of Yorkshire, YO15 2HA

Harris Shields  
 Collection

## Two Apartments. One Smart Investment.

- ✓ Two self-contained apartments
- ✓ Modern, well-maintained interiors
- ✓ Ground floor two-bed with patio access
- ✓ First floor one-bed apartment
- ✓ Strong investment potential
- ✓ Flexible living or letting

Asking Price £215,000

# Harris Shields Collection

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

01262 601704

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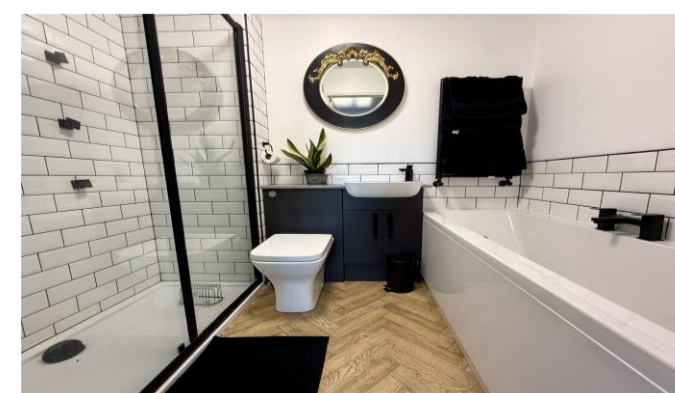
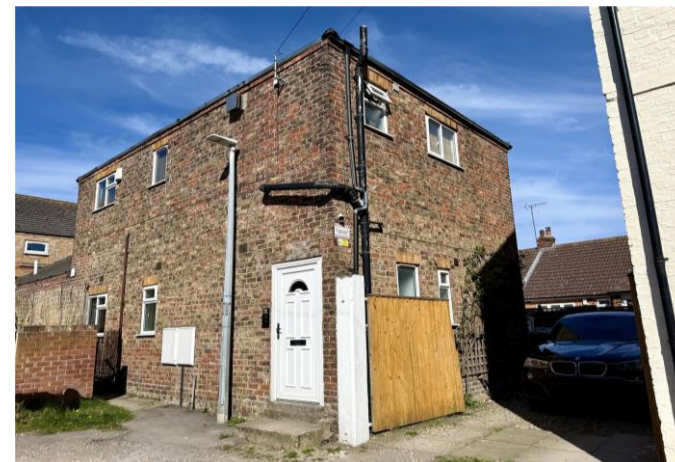
### Description

An excellent opportunity to acquire a well-presented block comprising two self-contained apartments, finished to a high standard throughout with modern, tasteful décor.

The ground floor apartment offers spacious and versatile accommodation, featuring two generously sized bedrooms, both benefiting from their own en-suite facilities. There is a well-appointed kitchen diner ideal for both everyday living and entertaining, alongside a comfortable lounge with patio doors opening out onto a private patio garden. A separate utility room adds further practicality to this impressive home.

To the first (top) floor, the second apartment provides a well-proportioned one-bedroom layout, including a bright living room, fitted kitchen, and a contemporary bathroom, making it ideal for a single occupant, couple, or as a rental investment. Both apartments have been beautifully maintained, offering a ready-to-move-into opportunity for buyers or investors alike. This property would suit a variety of purchasers, including those seeking a home with additional income potential or a straightforward addition to a rental portfolio.

Both Apartments are registered for Council Tax, Band A and offered with vacant possession.



Opening doors  
for over 60 years

Harris Shields  
Collection