



## 21 The Lawns

, YO16 6FL

Asking Price £145,000



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, Bridlington, YO16 6FL

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Positioned in the highly sought-after area of The Lawns in Bridlington, this charming mid-terraced bungalow offers a delightful living experience. With two spacious double bedrooms, this property is ideal for a couple or a single person seeking a comfortable and manageable home. The bungalow features a well-appointed reception room that provides a welcoming space for relaxation and entertaining. There is a useful conservatory overlooking the garden. The layout is practical and inviting, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is the private enclosed garden, which offers a serene outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day. This garden is perfect for those who appreciate a bit of nature right at their doorstep. Additionally, the property comes with the advantage of no onward chain, making the buying process smoother and more straightforward. This is an excellent opportunity for anyone looking to settle in a peaceful yet vibrant community. In summary, this bungalow in The Lawns is a rare find, combining comfort, convenience, and a lovely outdoor space in a desirable location. Whether you are looking to downsize or seeking your first home, this property is well worth a visit.

- Two double bedrooms
- Double glazed and gas central heating
- Mid terraced bungalow
- Conservatory
- Secure and private garden
- NO ONWARD CHAIN

### Entrance Porch

UPVC door to the front aspect and door to the sitting room.

### Sitting Room / Dining

19'1 x 9'10 (5.82m x 3.00m)

Two radiators, gas fire, laminate style flooring, UPVC window to the front aspect, glazed door to porch, coving.

### Kitchen

9'9 x 9'2 (2.97m x 2.79m)

Plumbing for washer, wall mounted gas boiler, sink and drainer unit, window to the rear aspect, door to the rear aspect, part tiled walls and radiator. Space for a small table.

### Conservatory

7'11 x 9'14 (2.41m x 2.74m)

UPVC door to the rear aspect and UPVC windows overlooking the garden.

### Shower room

Part tiled walls, vanity sink unit, low flush WC and walk in shower unit. Extractor fan.

### Inner Hall

Doors to the bedrooms and shower room.

### Bedroom One

9'2 x 10'4 (2.79m x 3.15m)

Radiator, UPVC window to the front aspect, laminate flooring.

### Bedroom Two

10'1 x 10'1 (3.07m x 3.07m)

Radiator, UPVC window to the rear aspect, fitted wardrobe and drawer unit, airing cupboard.

### Rear

Fully enclosed garden with fencing and rear access gate.

### Exterior

Parking area for residents.

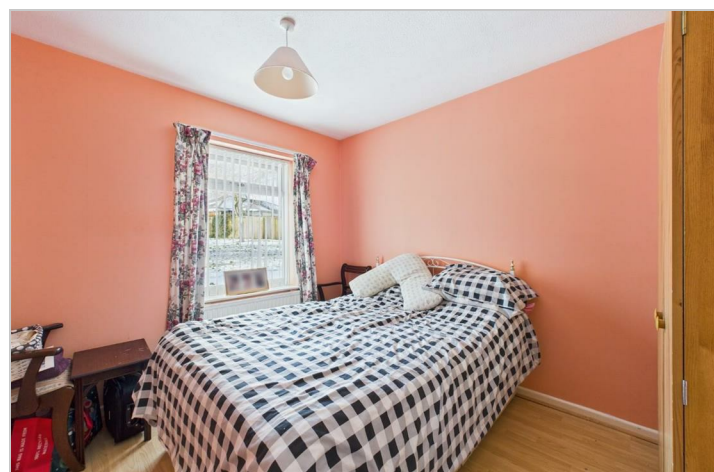


## Services

Mains connected to gas, electric, water and drainage.

## Bridlington

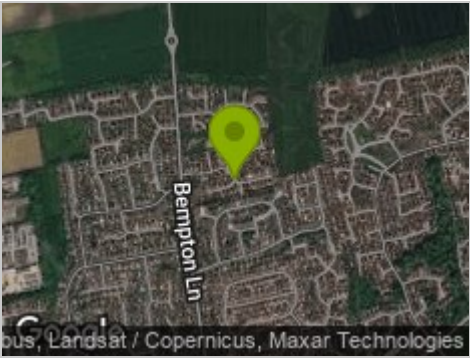
Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield.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



Road Map



Hybrid Map



Terrain Map



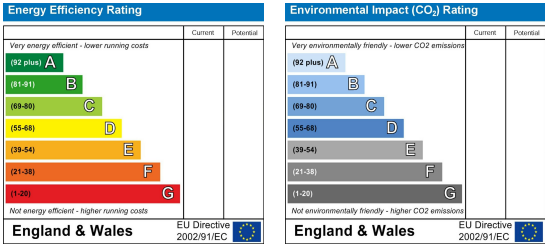
Floor Plan



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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