



While every attempt has been made to be accurate in the description of the above dimensions, no measurements of doors, windows, rooms and any other parts of the property should be taken by any person other than a professional surveyor. The services, fixtures and fittings mentioned herein have been tested and no guarantee is given as to their condition or working order. Prospective purchasers are advised to make their own investigations and no responsibility is accepted for any error, omission or misdescription contained in these particulars. All measurements are approximate and no responsibility is accepted for any error, omission or misdescription contained in these particulars. All measurements are approximate and no responsibility is accepted for any error, omission or misdescription contained in these particulars.

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1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.

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

- LIVING ROOM:** 3.78m x 3.32m (12'5" x 10'11")
- KITCHEN:** 3.78m x 2.90m (12'5" x 9'6")
- BATHROOM:** 1.78m x 1.50m (5'10" x 4'11")
- HALLWAY:** 3.78m x 1.50m (12'5" x 4'11")
- HALL:** 3.78m x 1.50m (12'5" x 4'11")

Key features include a central hallway, a bathroom with a toilet and a bathtub, a kitchen with a sink and a range hood, and a living room. The house is surrounded by a black border, and there are small triangular labels with the letter 'E' in the corners of the plan.

303 sq.ft. (28.1 sq.m.) approx.



**7 Westbourne Avenue, Bridlington, East  
Yorkshire, YO16 4PD**

# Harris Shields Collection

## 2 BEDROOM MID TERRACE, NORTH SIDE OF BRIDLINGTON

- ✓ Mid Terraced House.
- ✓ 2 Bedrooms.
- ✓ Lounge.
- ✓ Kitchen.
- ✓ Ground Floor Bathroom.
- ✓ Gas Central Heating.
- ✓ UPVC Double Glazing.
- ✓ Rear Yard.

Asking Price £92,000

### Description

Two Bedroom Terraced House – Ideal Renovation Project – Sought-After Location in Bridlington  
Offered to the market with no onward chain, this two-bedroom mid-terrace property presents an excellent opportunity for buyers looking to put their own stamp on a home. Situated in a popular residential area of Bridlington, the property is within easy reach of local amenities, schools, and transport links. Internally, the accommodation comprises a front-facing lounge and a kitchen and bathroom to the rear. Upstairs, there are two well-proportioned bedrooms. The property benefits from gas central heating and double glazing however, it is in need of modernisation throughout.

Outside, there is a small enclosed yard to the rear, offering potential for a low-maintenance outdoor space.

Ideal for investors, first-time buyers looking for a project, or those seeking to renovate and resell, this home offers great potential in a desirable coastal location.

Viewing is highly recommended to appreciate the potential this property has to offer.



### Additional Information

Council tax band A

