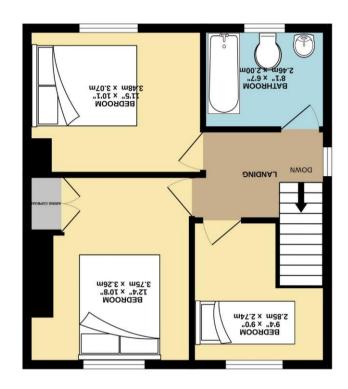
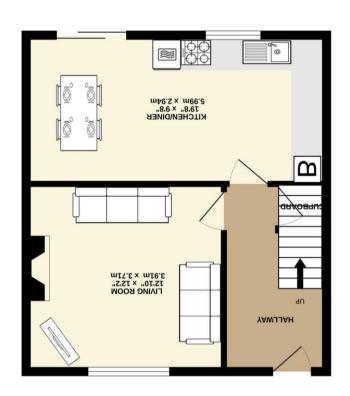
owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website

> Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any other terms ree expoximates and no exportability is skern to any error or mission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and oppliances callown have not been lested and no guaranties prospective purposes only and should be used as such by any prospective purpose. The sperior prospective purpose of the prospective pros TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

> > 11 BROOKLAND ROAD, BRIDLINGTON, YO16 4EZ







GROUND FLOOR 420 sq.ft. (39.0 sq.m.) approx.



Refreshed, Reimagined & Ready for You

- ✓ Freshly Redecorated Throughout
- ✓ New Boiler Installed
- ✓ Spacious Rear Garden
- ✓ Brick-Built Garden Shed
- ✓ Off-Road Driveway Parking
- ✓ Sought-After Location
- ✓ Ideal First Home
- ✓ Walk to Amenities

Asking Price £165,000

Harris Shields Collection

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

01262 601704 estateagents@harris-shieldscollection.uk https://harris-shieldscollection.uk/

Description

We are delighted to present this beautifully presented semidetached property, ideally situated on the edge of Bridlington's picturesque Old Town. Perfect for first-time buyers, investors, or those looking to downsize, this move-in-ready home offers space, style, and convenience in equal measure.

The property features a generous rear garden complete with a brick-built shed—ideal for storage, hobbies, or simply enjoying outdoor living. To the front, a private driveway provides valuable off-road parking.

Internally, the home has been recently redecorated throughout, offering a fresh and welcoming feel. A brand-new boiler, installed in June 2025, ensures energy efficiency and peace of mind. Accommodation includes three well-proportioned bedrooms, a stylish and contemporary bathroom, and spacious living areas designed for modern day comfort.

Located within walking distance of Bridlington's charming Old

Town residents benefit from accurate a solution of cofes

Additional Information

Council tax band A



















