



11 Olivers Lane  
Bridlington  
YO15 2AS

ASKING PRICE OF

**£155,000**

2 Bedroom Mid Terraced House



Open plan living



2



1



1



Off Road  
Parking



Gas Central Heating

## 11 Olivers Lane, Bridlington, YO15 2AS

This is a pristine mid-terraced home featuring a modern open-plan living, kitchen, and dining area with French doors leading to the garden. It includes a downstairs WC, two bedrooms, a main family bathroom, and offers the convenience of off-road private parking space.

The property is offered with no onward chain and would be perfect for someone looking for a first home, someone looking to downsize or someone looking for an investment property.

Situated just on the edge of Bridlington's town centre, just off Quay Road, this property is perfect for those looking to be easily accessible to shops, supermarkets and are easily able to walk in to the town centre or to the sea front within 15 minutes.

Located in the heart of East Yorkshire's stunning coastline, Bridlington offers a perfect balance of natural beauty and urban convenience. It is a town where you can enjoy the best of both worlds: tranquil seaside living and all the amenities of a thriving town.

Bridlington railway station is only a 5 minute walk away and on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Kitchen



Open plan living



Dining area



Lounge area

## Accommodation

### ENTRANCE

The entrance is via a uPVC door into the modern style, kitchen, dining and living area with laminate flooring throughout the whole of the ground floor and inset spotlighting.

### KITCHEN

30' 6" x 12' 4" (9.32m x 3.76m)

A modern kitchen with a range of cream gloss wall, base and drawer units with worktop over and brick effect tiled splashback. A range of integrated appliances include a washing machine, fridge freezer, electric oven, electric hob and extractor fan. A 1 1/2 bowl stainless steel sink and drainer with shower style mixer tap over sits beneath a window to the front elevation. Radiator. Open plan to:

### OPEN PLAN LIVING

A light and airy lounge and dining area with uPVC French doors onto the beautifully presented rear garden. Radiator, storage cupboard, stairs to first floor landing and door to:

### WC

6' 5" x 2' 11" (1.96m x .90m)

With a WC, corner wash hand basin and heated towel ladder.

### FIRST FLOOR LANDING

With a loft hatch with pull down ladder to a partially boarded loft and doors to all upstairs rooms.

### BEDROOM 1

11' 0" x 12' 5" (3.37m x 3.80m)

With a window to the front elevation, tv point and radiator.

### BEDROOM 2

11' 0" x 12' 4" (3.37m x 3.77m)

With a window to the rear elevation, tv point and radiator.



W/C



Bedroom 1



Bedroom 2



Shower room

## SHOWER ROOM

7' 8" x 5' 6" (2.34m x 1.69m)

A modern style shower room with double shower with glass screen and wet wall surround and thermostatic shower over, wash hand basin, WC, heated towel ladder, vinyl flooring, inset spotlights, skylight, and extractor fan.

## OUTSIDE

To the front the property sits back from the road.

To the rear is a secure garden with fenced boundary that is mainly laid with gravel and has a paved pathway to a gated rear access to the private parking area with one allocated parking bay.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## COUNCIL TAX BAND - A

## ENERGY PERFORMANCE CERTIFICATE - RATED B

## SERVICES

All mains services are available at the property.



Rear Garden



**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

**WHAT'S YOURS WORTH?**

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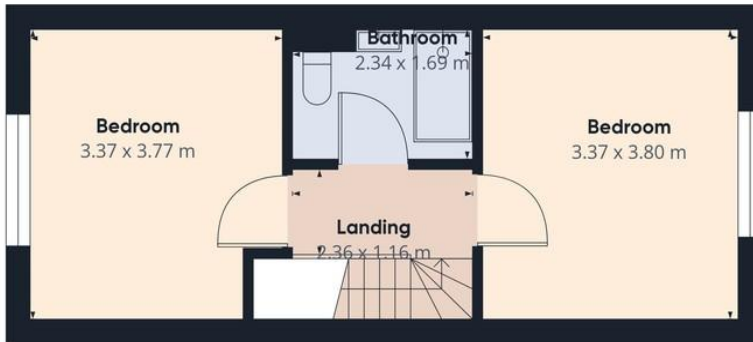
**VIEWING**

Strictly by appointment with Ulllyotts 01262 401401  
Option 1

The stated EPC floor area, (which may exclude conservatories),  
is approximately 70 sq m (753 sqft)



Ground Floor



Floor 1

Ulllyotts  
EST 1891

Approximate total area<sup>®</sup>  
65.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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