



**Asking Price**  
**£255,000**

**20 The Lawns**  
**Bridlington, YO16 6FL**

**SERVICES**  
 Understood to all be connected to mains. Mains gas, water and electric.

**TENURE**  
 The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
 Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

**VIEWING**  
 Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
 If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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**Dee Atkinson & Harrison**



## 20 The Lawns, Bridlington, YO16 6FL

The Lawns is a move in ready 4 bedroom detached family home located in the North side of Bridlington. The property is well presented throughout, but provides a blank canvas to allow any prospective purchaser to put their own stamp on it and make it a great family home. One feature not to miss is the spacious South facing private garden to the rear!! Also, there is NO ONWARD CHAIN!! Call and arrange your viewing today!!

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, snug, utility room, WC, first floor landing with primary bedroom and en-suite, three additional bedrooms, bathroom, rear garden, integral garage and parking.

### LOCATION

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

### THE ACCOMMODATION COMPRISES:

#### ENTRANCE HALL - 3'0" x 18'1" (0.93m x 5.52m)

Door to the front aspect, coving, stairs leading to the first floor landing, door leading to cloakroom, fitted carpets, radiator and power points.

#### LOUNGE - 11'3" x 17'11" (3.45m x 5.46m)

A bright and airy living room with bay window to the front aspect, window to the side aspect, coving, gas fire with marble effect surround and mantel piece, fitted carpets, radiator, TV point and power points. There is double doors leading into:-

#### DINING ROOM - 9'2" x 12'1" (2.81m x 3.69m)

French doors to the rear aspect, coving, serving hatch, fitted carpets, radiator and power points.

#### KITCHEN - 8'1" x 11'10" (2.48m x 3.62m)

Window to the rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, electric oven, electric hob, extractor hood, vinyl flooring and power points.

#### SNUG - 7'11" x 6'6" (2.42m x 2.00m)

A cozy additional room with french doors to the rear aspect, vinyl flooring and power points.

#### UTILITY ROOM - 8'0" x 8'1" (2.44m x 2.47m)

Window to the side aspect, tiled splash back, worktop, plumbing for washing machine, space for dryer, vinyl flooring, radiator, access into the loft space and power points.

#### WC - 2'9" x 6'10" (0.84m x 2.10m)

Opaque window to the front aspect, tiled splash back, low flush WC, sink with vanity unit, vinyl flooring and radiator.

#### FIRST FLOOR LANDING

Window to the side aspect and access to the loft.

#### BEDROOM ONE - 10'3" x 11'2" (3.13m x 3.40m)

Primary double bedroom with two windows to the front aspect, built in wardrobes, built in dressing table, fitted carpets, radiator, and power points.

#### EN-SUITE - 5'8" x 6'11" (1.73m x 2.12m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink and mixer tap, panelled bath with overhead shower, vinyl flooring, radiator and extractor fan

#### BEDROOM TWO - 10'0" x 10'4" (3.05m x 3.16m)

Another good size bedroom with window to the rear aspect, built in wardrobes, fitted carpets, radiator and power points.

#### BEDROOM THREE - 7'2" x 8'1" (2.20m x 2.48m)

Window to the front aspect, fitted carpets, radiator and power points.

#### BEDROOM FOUR - 7'4" x 7'2" (2.25m x 2.19m)

Window to the rear aspect, fitted carpets, radiator and power points.

#### BATHROOM - 5'7" x 8'1" (1.72m x 2.47m)

Fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower and glass shower screen, vinyl flooring, radiator and extractor fan.

#### INTEGRAL GARAGE - 8'9" x 17'1" (2.67m x 5.23m)

Up and over door, power and lighting. There is also access from the house.

#### GARDEN

South facing garden which is mainly laid to lawn, patio area to the immediate rear, mature trees, timber fencing and gated side access.

#### PARKING

Off street parking for two cars.

