



7 Easton Meadows, Easton Road
Boynton

YO16 4XF

ASKING PRICE OF

£170,000

2 Bedroom Mid Terrace Holiday Home



View



2



1



1



Off Road
Parking



Gas Central Heating

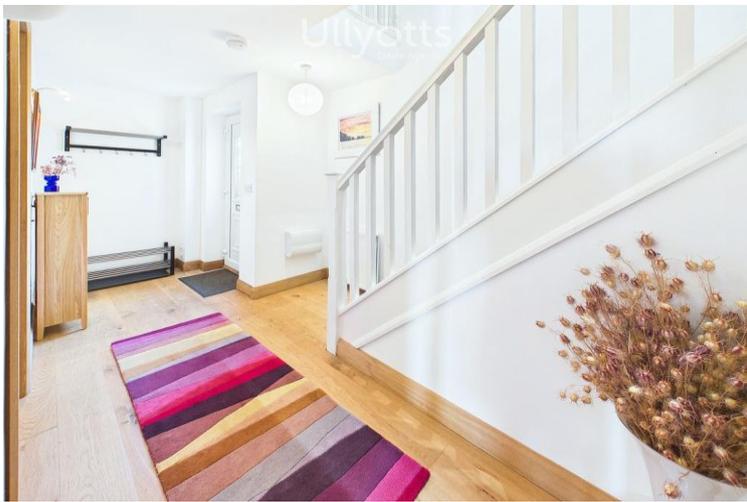
7 Easton Meadows, Boynton, YO16 4XF

A truly breathtaking holiday home just outside Bridlington, this stunning upside-down property has been designed with no expense spared. Boasting two double bedrooms and a modern shower room on the ground floor, the first floor offers a stylish open-plan lounge, kitchen, and dining area with a Juliette balcony and spectacular open views. Offered with no onward chain, this property is ideal as a private retreat or holiday let, just a short distance from the coast.

Easton Meadows is a charming holiday development located on Easton Road, between Bridlington and Boynton. Perfectly positioned for coastal breaks while enjoying peaceful countryside surroundings, the area offers stunning open views. Nearby, Eastfield Garden Centre features a café and eatery, while supermarkets including Morrisons, Farmfoods, Lidl, and Tesco are all a

short drive away. The historic Old Town of Bridlington is also close by, offering a wide range of amenities including cafés, restaurants, pubs, florists, art galleries, beauticians, and more.

Bridlington is a popular coastal town on the East Yorkshire coast, known for its award-winning beaches, bustling harbour, and welcoming community. The town offers a good range of local shops, cafés, and leisure amenities, with plenty of opportunities to enjoy the outdoors and local events. It also has a proud sporting tradition, with local clubs such as Bridlington Town playing an active role in community life.



Entrance Hall



Bedroom 1



View



Bedroom 2

Accommodation

ENTRANCE HALL

14' 9" x 4' 5" (4.50m x 1.35m)

Entrance to the property is via a glazed uPVC door at the rear of the development, opening into a spacious entrance hall. Engineered oak flooring flows throughout the ground floor bedrooms and up into the first-floor open-plan area along with oak doors throughout. The hall also features a radiator, wall lighting, doors to both bedrooms, the shower room, and stairs leading to the first floor.

BEDROOM 1

12' 1" x 10' 10" (3.70m x 3.32m)

The master bedroom enjoys a westerly aspect, with French doors that flood the room with natural light and provide direct access to the garden and open views. A radiator completes this bright and inviting space.

BEDROOM 2

12' 7" x 10' 7" (3.84m x 3.23m)

The second bedroom also benefits from a window to the rear with fabulous views of the garden and open views beyond and a radiator.

SHOWER ROOM

8' 5" x 7' 10" (2.59m x 2.41m)

A beautifully designed, luxurious shower room finished tiled flooring and a sleek marble style wet wall surround, creating a seamless and contemporary feel. The space features a modern WC and a stylish vanity unit with a table-top basin and fitted mirror. A spacious shower cubicle is equipped with a thermostatic shower, a heated towel ladder for extra warmth and an extractor fan and inset spotlights light up the space. Cleverly tucked beneath the stairs, a discreet storage cupboard provides convenient space for a compact washing machine, making this room as functional as it is refined.

STAIRCASE TO FIRST FLOOR

A staircase leads to the open-plan lounge, dining area, and kitchen, lit by inset spotlighting.



View



Shower Room



Open Plan Lounge/Dining/Kitchen



Dining Area

OPEN PLAN LOUNGE & DINING AREA

23' 4" x 20' 3" (7.13m x 6.18m)

On entering the lounge, the space is truly breathtaking. Sleek engineered oak flooring and inset spotlighting complement the modern open-plan design, combining living, dining, and open to the kitchen area. French doors open onto a Juliette balcony with stunning open views. The room also features two radiators, space for a dining table, and a seamless flow into the kitchen.

KITCHEN

The kitchen features a range of white gloss, handleless base and drawer units, complete with a wine rack and worktop. Fitted appliances include an electric oven and hob with extractor fan, and an integral dishwasher. A 1½ stainless steel sink and drainer sit beneath a rear-facing window, showcasing the stunning views. Inset spotlighting illuminates the space, and a folding door provides access to the pantry.

PANTRY

4' 2" x 3' 2" (1.29m x 0.99m)

The pantry is a practical space, providing room for a fridge-freezer, housing the wall-mounted gas central heating boiler, and fitted with shelving for additional storage.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

GARDEN

The property enjoys a private rear garden featuring a patio area, low maintenance astro turf, and a wildflower bed at the top of the garden, all enclosed by fencing. Backing onto open fields, it provides a peaceful setting to relax, enjoy the countryside, and watch local wildlife.

PARKING

The property benefits from an allocated parking space.



View From Upstairs



Kitchen Area



View From Kitchen



Garden

TENURE

The property is Freehold

MAINTENANCE COMPANY

Easton Meadows Management Company LTD –
The seller last paid £633 for 6 months towards joint maintenance.

SERVICES

Gas Water and Electric are available.

Drainage is by Septic Tank.

COUNCIL TAX BAND – B

Seasonal home exemption applies no additional council tax payable

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.

VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 79 sq m (854 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area⁽¹⁾
79.3 m²
853 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales
- Property Management
- Valuations

