



8 The Lawns  
Bridlington  
YO16 6FL

OFFERS OVER

**£165,000**

**2 Bedroom Semi-Detached House**



Garden



2



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 8 The Lawns, Bridlington, YO16 6FL

This pleasant semi-detached home offers comfortable and well-presented accommodation, perfect as a first home, someone looking to downsize or purchase as an investment. The property features a welcoming lounge, a well-proportioned kitchen, two bedrooms and a family bathroom. Both the kitchen and bathroom have been recently upgraded by the current owners, providing a modern and stylish finish. Externally, the home benefits from off-street parking, a garage, and a private rear garden-perfect for relaxing or entertaining.

The property is situated on the north side of the town, just off Bempton Lane in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the parade of shops on Marton Road provides a

convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store around the corner on Trentham Drive and a play park also close by. The area benefits from a reliable bus route, making it ideal for families or retirees if they do not have use of a vehicle.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, working harbour and vibrant promenade. It offers a mix of traditional seaside attractions, independent shops, ice-cream parlours and fresh seafood. The town also offers scenic coastal walks, the stunning Flamborough Head cliffs nearby and cultural sites like Bridlington Priory and Sewerby Hall. With a friendly atmosphere and plenty of leisure activities, Bridlington is an ideal spot for both relaxation and adventure by the sea.



Entrance Hall



Lounge



Lounge



Kitchen/Dining Area

## Accommodation

### ENTRANCE

3' 1" x 2' 7" (0.96m x 0.79m)

Entrance to the property is via a recently fitted glazed composite door into an entrance area with a radiator and a door leading into the lounge.

### LOUNGE

13' 11" x 12' 6" (4.25m x 3.82m)

The lounge is light and airy with dual aspect windows to the front and side elevations with coving, feature wallpapered wall, radiator, doors to the kitchen and a staircase leading to the first floor landing.

### KITCHEN/DINING AREA

12' 7" x 8' 8" (3.84m x 2.65m)

The kitchen is fitted with a stylish range of grey shaker-style wall, base and drawer units with a wood-effect worktop over, complemented by a tiled splashback and wood-effect vinyl flooring. A stainless steel sink and drainer with mixer tap is positioned beneath a window to the rear elevation, allowing for plenty of natural light and view of the garden. Space for appliances including a fridge freezer and washing machine, along with a radiator

for added comfort. An understairs storage cupboard and a composite door providing access to the rear garden complete the space, while there is also room for a dining table, ideal for everyday dining.

### FIRST FLOOR LANDING

6' 4" x 2' 9" (1.95m x 0.84m)

The first floor landing offers doors to both bedrooms and the main family bathroom.

### BEDROOM 1

12' 7" x 8' 10" (3.84m x 2.71m)

Bedroom one benefits from two windows to the front elevation and a radiator.

### BEDROOM 2

12' 5" x 8' 9" (3.81m x 2.68m)

The second bedroom benefits from two windows to the rear elevation with partial sea views and a radiator.



Kitchen/Dining Area



Landing



Bedroom 1



Bedroom 2

## BATHROOM

9' 5" x 4' 11" (2.88m x 1.51m)

The family bathroom, recently refitted by the current owners benefits from a window to the side elevation for light and ventilation equipped a panelled bathroom with a double head thermostatic shower over, wash hand basin, WC, partially tiled walls, wood effect vinyl flooring a heated towel ladder and a storage cupboard housing the gas central heating boiler and loft access to a partially boarded loft.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## GARDEN

The south-facing rear garden enjoys plenty of sunshine and has been thoughtfully arranged to create distinct areas for relaxing and entertaining. A patio area adjoins the property, with raised brick wall planters and steps leading down to a lawned section. To the rear of the garage, a further decked seating area provides an ideal spot for outdoor dining, bordered by posts and rope detailing for added character. The garden also benefits from a gate to the front elevation and a personnel door to the garage for convenient access.

## OUTSIDE

To the front, the property is set back from the road behind an open gravelled area, creating an attractive approach. To the side, a paved driveway provides off-road parking and leads to the garage, while a gate offers convenient access to the rear garden.



Bathroom



Garden



Garage



Rear Elevation

### **GARAGE**

24' 6" x 8' 8" (7.47m x 2.65m)

The detached garage is equipped with an electric shutter door and benefits from power and lighting, making it ideal for secure parking or additional storage. A composite personnel door provides convenient access from the garden.

### **TENURE**

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

### **SERVICES**

All mains services are available at the property.

### **COUNCIL TAX BAND - B**

### **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**

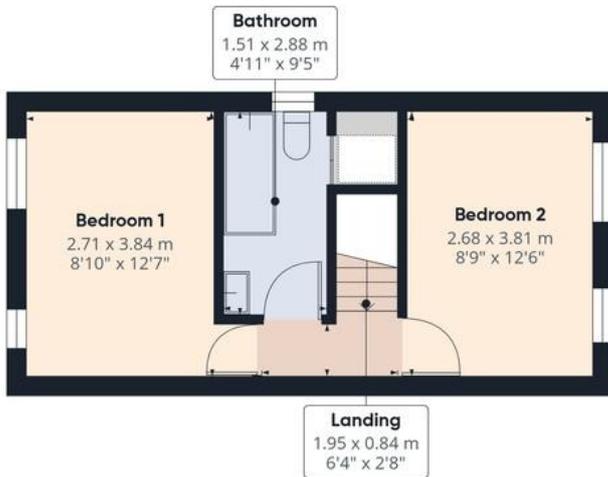
Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 64 sq m (689 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
78.3 m<sup>2</sup>  
843 ft<sup>2</sup>

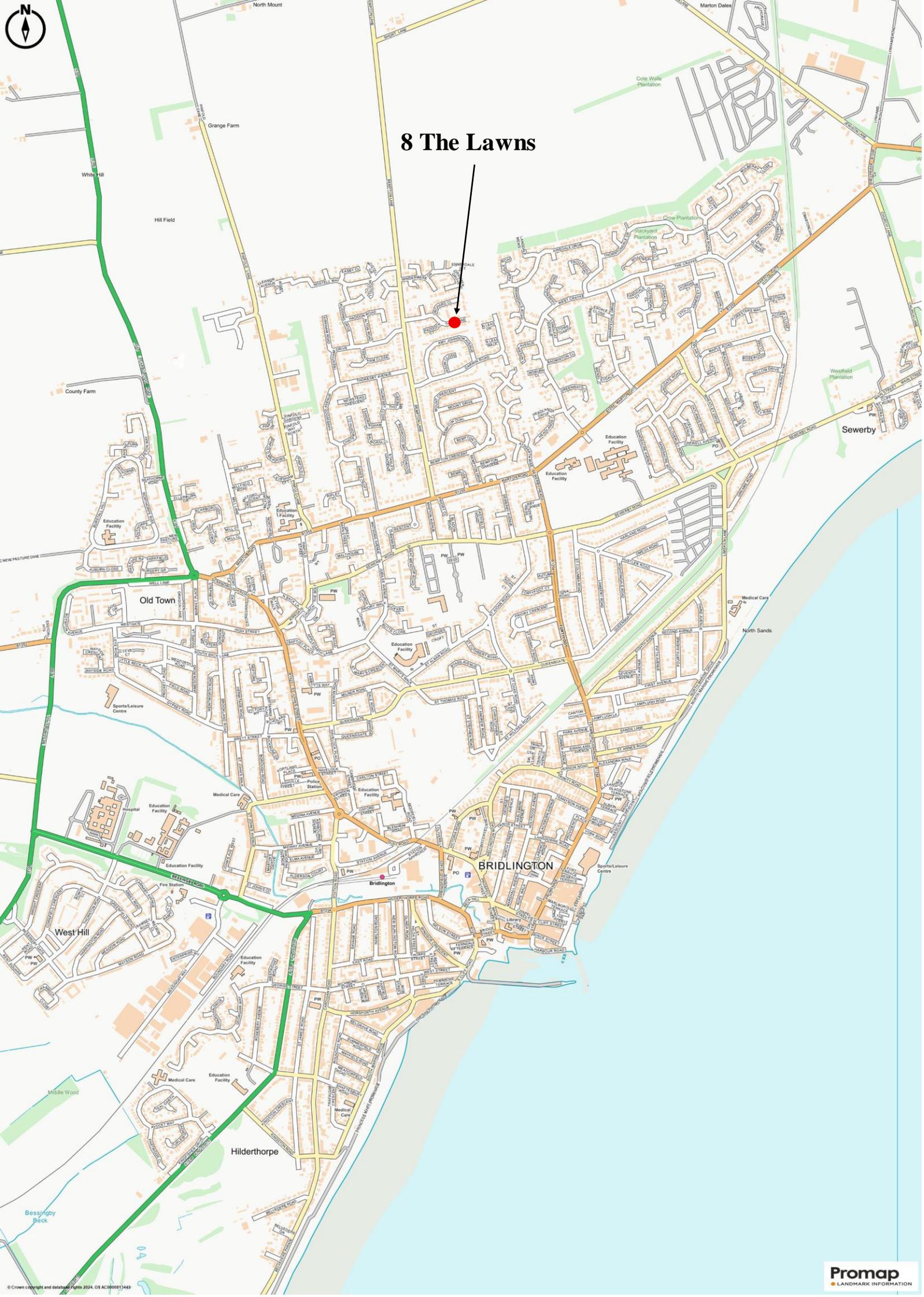
(1) Excluding balconies and terraces

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

GIRAFFE360



# 8 The Lawns



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