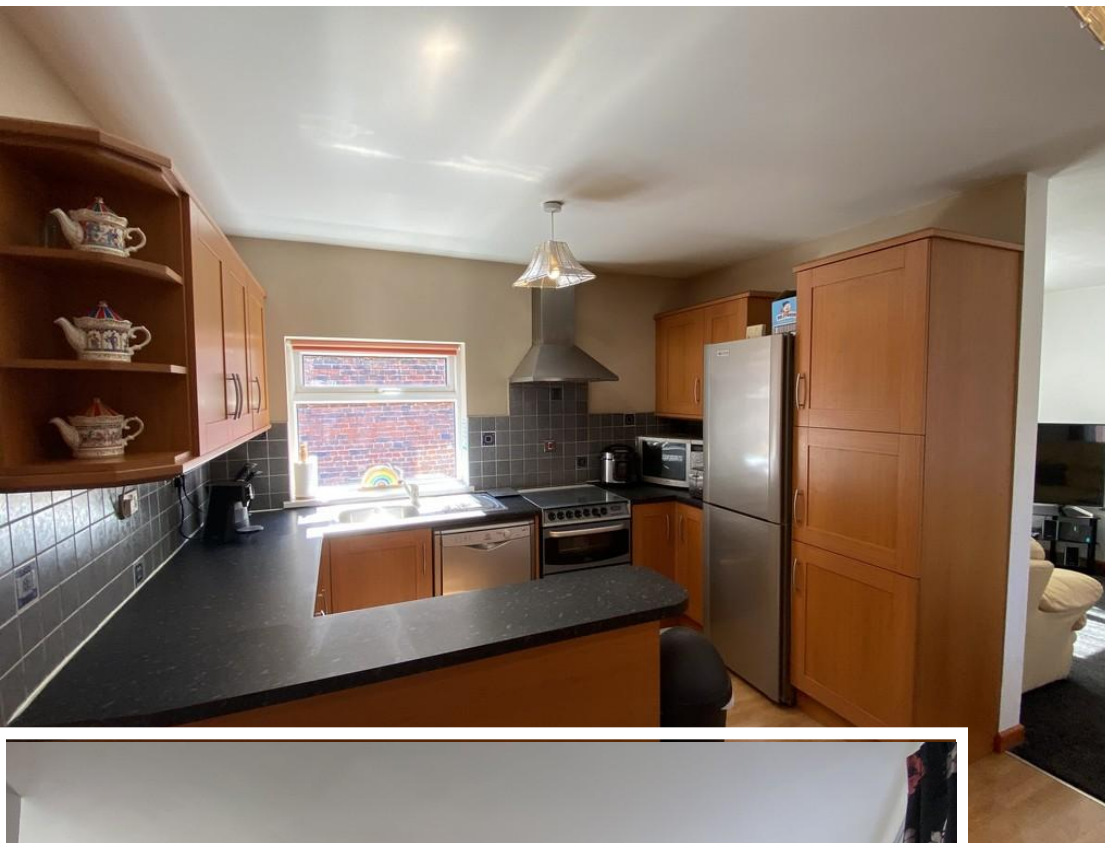




North Back Lane, Bridlington, YO16 7BA

Guide Price £279,950

A rare opportunity to acquire a converted and extended cottage in the old town of Bridlington. It stands within its own grounds that equate to approximately 0.2 acres and may offer potential for development. With three bedrooms and a larger than average double garage this property would suit a variety of buyers including families, trades people needing storage or developers.



A rare opportunity to acquire a converted and extended cottage in the old town of Bridlington. It stands within its own grounds that equate to approximately 0.2 acres and may offer potential for development. With three bedrooms and a larger than average double garage this property would suit a variety of buyers including families, trades people needing storage or developers. The accommodation briefly comprises, entrance into open plan lounge / kitchen / diner, separate sitting room, utility room, WC and internal door into the garage. On the first floor there are three bedrooms and a family bathroom / WC. Outside the front is block paved with access to the rear via a large gate opening to a driveway leading to the block paved patio and garage.

LOCATION

When exiting Bridlington Train Station, turn left onto the A1038 Quay Road going over the rail crossing. Proceed straight and at the roundabout take the second turning left onto St Johns Street and follow onto Scarborough Road. North Back Lane is situated on the right and follow the road around and take the first left, also North Back Lane with the subject property located on the right hand side.

LOUNGE / KITCHEN / DINER

33' 9" x 15' 8" (10.3m x 4.8m)

UPVC double glazed entrance door, windows to the front and rear, radiators. The kitchen includes for a full range of base and wall units with coordinating worktop, sink unit

SITTING ROOM

11' 9" x 16' 0" (3.6m x 4.88m)

UPVC double glazed window to the rear and French doors to the side opening to a block paved patio, radiator.

UTILITY ROOM

7' 6" x 6' 6" (2.3m x 2m)

UPVC double glazed window, base and wall units with coordinating worktop, plumbing for washer, sink unit.



CLOAKS WC

Low flush WC,

FIRST FLOOR

MASTER BEDROOM

11' 9" x 14' 9" (3.6m x 4.5m)

UPVC double glazed window, radiator, fitted wardrobes running the full length of wall.

BEDROOM TWO

10' 5" x 8' 10" (3.2m x 2.7m)

UPVC double glazed window, radiator.

BEDROOM THREE

11' 5" x 8' 10" (3.5m x 2.7m)

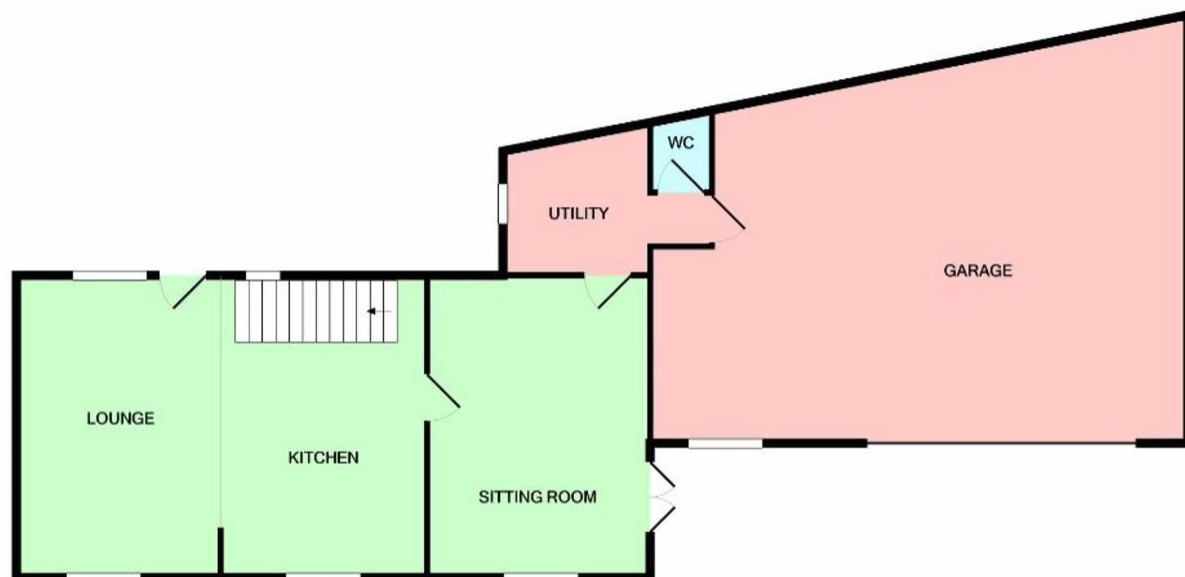
UPVC double glazed window, radiator.

BATHROOM / WC

6' 6" x 8' 2" (2m x 2.5m)

UPVC double glazed window with frosted glass, four piece suite comprising bath, WC, wash basin and shower, radiator.





GROUND FLOOR

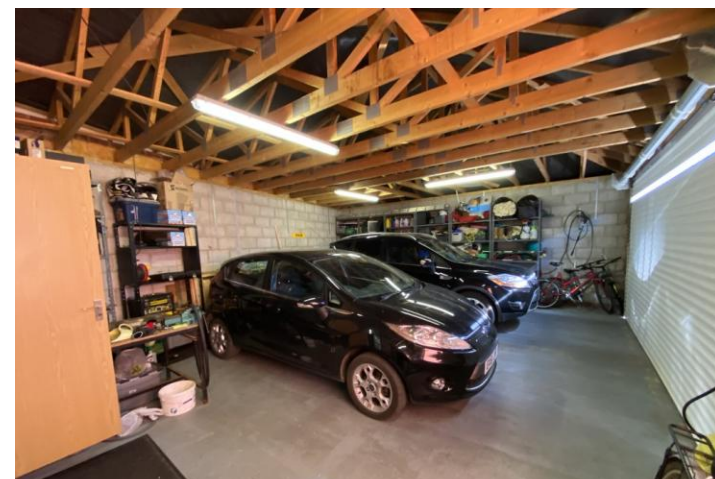


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

Gate opens to a driveway that leads to the garage. Beyond this is an area of lawn that then opens to the huge yard area that is approximately 0.1 acres and offers so much potential.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address:
North Back Lane

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	68	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Council Tax Band: Band B



North Back Lane - Reference Number: 10463



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