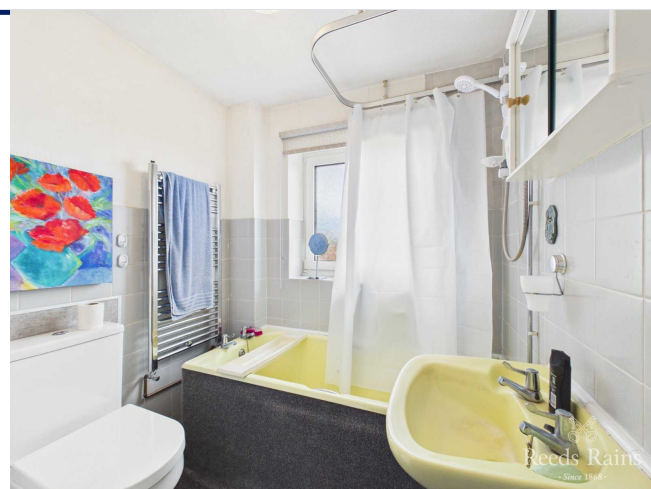




10A, Shaftesbury Road,
Bridlington, East Yorkshire, YO15

Asking Price: £190,000
Freehold

 **Reeds Rains**

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10A, Shaftesbury Road, Bridlington, East Yorkshire, YO15
Asking Price: £190,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Attractive end-of-terrace home offering spacious accommodation over three floors, including two double bedrooms, a bright living room, well-appointed kitchen, utility room, integral garage, off-road parking and an enclosed rear garden. Conveniently located close to local amenities, schools, transport links and Bridlington's picturesque coastline.

Property Description

Occupying a desirable end-of-terrace position on the ever-popular Shaftesbury Road, this attractive two-bedroom home offers beautifully proportioned accommodation arranged across three floors, combining practical living with a contemporary layout that will appeal to a wide range of purchasers.

Thoughtfully designed to maximise both space and versatility, the property provides an excellent opportunity for first-time buyers, professional couples, downsizers or investors seeking a home in a well-established residential area, conveniently positioned within easy reach of Bridlington's amenities and picturesque coastline.

Upon entering the property, a welcoming entrance hallway leads through to a useful utility room, providing practical laundry and storage space, while the integral garage offers excellent additional storage or secure parking. Subject to the necessary consents, the garage also presents potential for conversion to create further living accommodation should future requirements dictate.

The first floor forms the heart of the home, where a generously proportioned living room enjoys an abundance of natural light, creating a comfortable and inviting space for both relaxing and entertaining. Adjacent, the well-appointed kitchen is fitted with a range of units and offers ample worktop and storage space, making it equally suited to everyday family life and hosting guests. Completing this floor is a

conveniently located cloakroom/WC.

To the second floor are two well-proportioned double bedrooms, both offering comfortable accommodation with space for freestanding furniture. These are served by a modern family bathroom, creating a practical and well-balanced layout.

Externally, the property continues to impress. To the front, an off-road parking space provides convenient private parking, while to the rear, the enclosed garden offers a pleasant outdoor retreat with space to relax, entertain or enjoy al fresco dining during the warmer months.

The location is equally appealing, with a wealth of local amenities, supermarkets, schools and transport links all within easy reach. Bridlington's vibrant town centre, picturesque harbour and award-winning sandy beaches are also just a short distance away, allowing residents to enjoy the very best of coastal living.

Offering spacious accommodation, excellent practicality and a highly convenient location, this delightful home represents a superb opportunity for buyers seeking a property that is ready to enjoy whilst still offering scope to personalise over time.

Early viewing is strongly recommended to fully appreciate everything this impressive home has to offer.

Agent's Note

HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered with. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the

Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC. The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)