



6 Cardigan Road  
Bridlington  
YO15 3HQ

ASKING PRICE OF

**£320,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401



Rear Elevation



Garage, Off  
Road Parking



Gas Central Heating

## 6 Cardigan Road, Bridlington, YO15 3HQ

An established, substantial family home, with a four bedroomed layout over two floors, situated on the south side of Bridlington in a prime residential locality. The property comprises, two reception rooms, a large entrance hall, kitchen/diner and downstairs WC. Beautifully presented private garden to the rear which is mainly lawned with a pond. Upstairs consists of four bedrooms and shower room with separate WC. The property has been in the same family for many years and has been lovingly maintained but would now benefit from some modernisation and would make a fabulous family home. The property is offered with no onward chain.

The property is located on Cardigan Road which is within immediate striking distance of local amenities including supermarkets, DIY stores, bus stops, railway station and health centre. The schools that serve the area are within a three quarter mile radius at Bridlington Comprehensive and Hilderthorpe Primary.

### BRIDLINGTON

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.



Reception Hall



Breakfast Kitchen



Breakfast Kitchen



Dining Room

## Accommodation

### PORCH

UPVC door into porch, window and door into the main reception hall.

### RECEPTION HALL

13' 11" x 10' 0" (4.25m x 3.05m)

A larger than average reception hall which could easily be used as an additional reception room in its own right, with feature fire place, window into porch and radiator.

### DINING ROOM

14' 9" x 14' 11" (4.51m x 4.56m)

With feature fireplace and bay window to the front elevation and radiator.

### LOUNGE

14' 0" x 12' 11" (4.27m x 3.96m)

With feature fireplace with log burning stove window to rear elevation and radiator.

### BREAKFAST KITCHEN

17' 8" x 11' 11" (5.41m x 3.65m)

With window to side and rear elevation overlooking the garden, base units with worktop over, space for washing machine and fridge freezer, 1 ½ bowl sink with mixer tap over, radiator and a door to:

### REAR CLOAKROOM

With a composite door to the garden and downstairs WC.

### LANDING

With loft access, the loft benefits from power and light, it is boarded and has a pulldown ladder to access.

### BEDROOM 1

16' 24" x 14' 96" (5.49m x 6.71m)

With bay window to front elevation and wardrobe storage.

### BEDROOM 2

13' 63" x 12' 38" (5.56m x 4.62m)

With window to rear elevation and radiator.

### BEDROOM 3

13' 34" x 9' 90" (4.83m x 5.03m)

With window to front elevation and radiator.

### BEDROOM 4

9' 56" x 8' 66" (4.17m x 4.11m)

With window to side elevation and built in storage.



Lounge



Bedroom 1



Bedroom 2



Bedroom 3

**SHOWER ROOM**

8' 30" x 8' 54" (3.2m x 3.81m)

With part tiled walls, walk in shower with wet wall surround and electric shower, wash hand basin, window to rear elevation, radiator and airing cupboard housing the hot water tank.

**WC**

With low level wc, window to rear elevation.

**GARAGE**

With power and light, double wooden opening doors with storage cupboard and personnel door to the garden.

**OUTSIDE**

To the rear of the property is a large private garden which is mainly lawned but has a seating area and pond with shrub hedging. Greenhouse and a coal shed.

The garden is beautifully established and provides scope to improve further. To the front of the property there is hard standing for cars which provides parking for multiple vehicles and has gated access.

**CENTRAL HEATING**

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

**DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

**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.

**ENERGY PERFORMANCE CERTIFICATE**

The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

**COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band E.

**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS



Bedroom 4



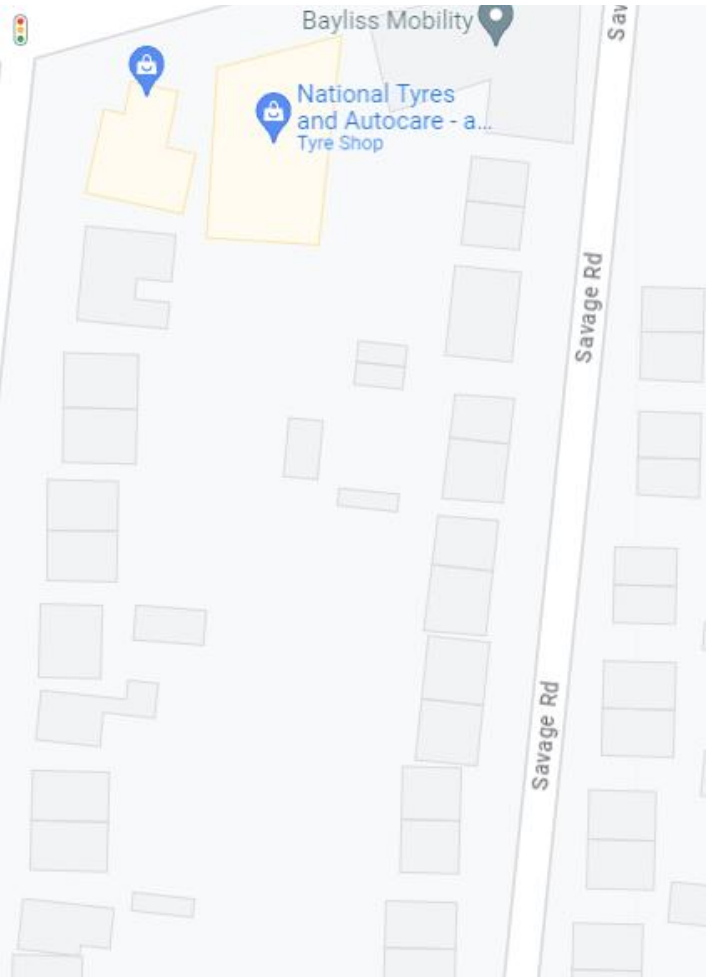
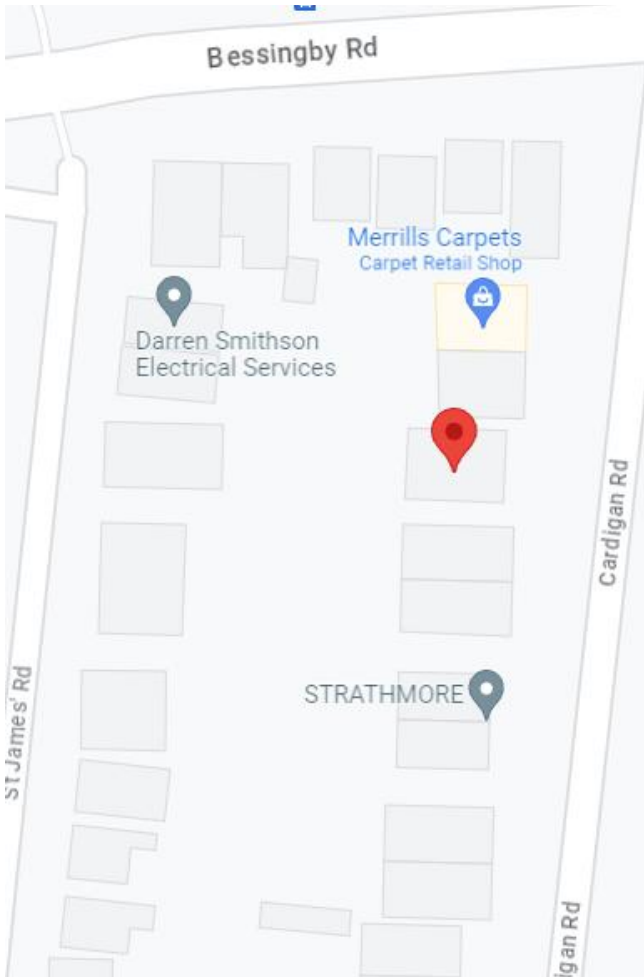
Shower Room



Pond

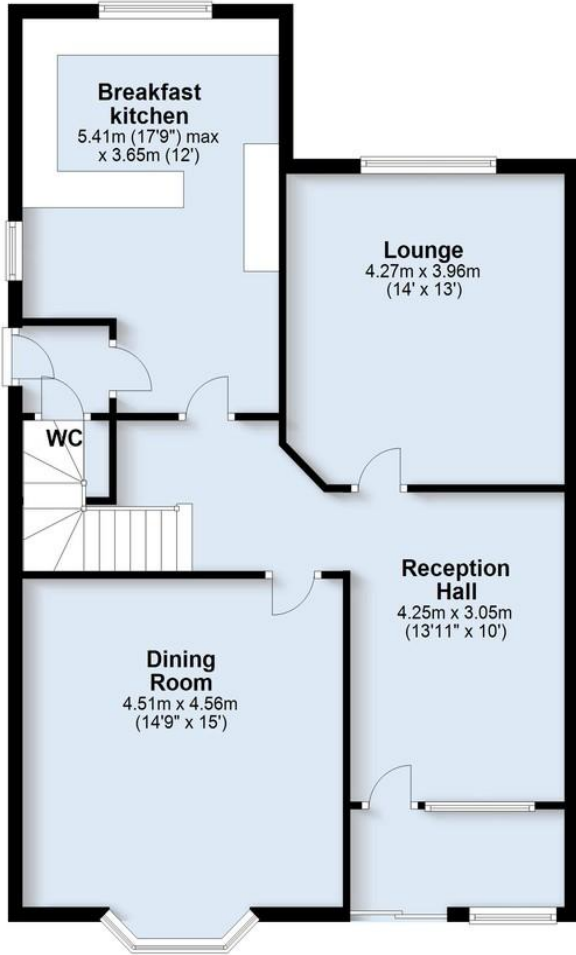


Seating Area

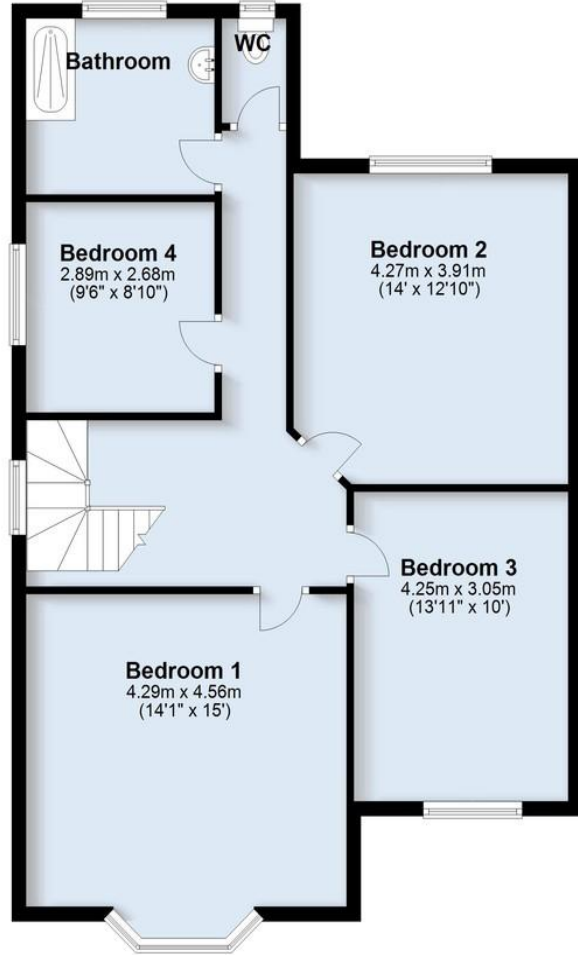


The stated EPC floor area, (which may exclude conservatories),  
is approximately 170 sq m

Ground Floor



First Floor



# Why Choose Ulllyotts?



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Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
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EST 1891



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