

▪ Ulllyotts ▪

EST 1891



18 Cardigan Road  
Bridlington

YO15 3HQ

GUIDE PRICE

£350,000

4 Bedroom Semi Detached House

▪ Ulllyotts ▪

EST 1891

01262 401401



Open Plan Living & Kitchen Area



4



2



1



Off Road  
Parking



Gas Central Heating

## 18 Cardigan Road, Bridlington, YO15 3HQ

This beautifully extended four bedroom semi-detached house is situated in the desirable South-Side location of Cardigan Road, this home has been thoughtfully transformed by the current owner into a stylish and welcoming space, perfect for both family living and entertaining.

The property features a spacious hall, a good sized lounge and a dining area that flows into a breath taking extended kitchen and living space, complete with skylights, bifolding doors, an island offering workspace and a breakfast bar. A generous utility area flows off the kitchen with a downstairs WC that adds convenience. Upstairs, a roomy landing leads to four well sized bedrooms and a stylish family bathroom, making it an ideal family home.

Cardigan Road is a prime location just a short walk away from Bridlington's beautiful South beach. Families will appreciate the nearby schools and nurseries, such as Bridlington Secondary School, Hilderthorpe Primary School, Our Lady St Peters Primary School and Nursery Rhymes Nursery. The area is well served by local shops along with transport links including a bus service and train station that is within walking distance of the property.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and entertainment venues including Bridlington Spa.



Entrance Hall



Lounge



Log Burner (not included)



Dining Area

## Accommodation

### ENTRANCE HALL

17' 5" x 6' 0" (5.32m x 1.83m)

The property welcomes you through a uPVC door into a tiled entrance porch with a handy storage cupboard, leading to the spacious main hall. This inviting space features wood flooring, a fire place with a log burner in situ (not included in the sale) with a stone hearth, a picture rail, a window to the side elevation and an understairs storage cupboard. It provides a staircase to the first floor landing and all ground floor rooms.

### LOUNGE

16' 1" x 15' 9" (4.91m x 4.82m)

The lounge benefits from a bay window to the front elevation, flooding the room with natural light, wood flooring that flows seamlessly from the entrance hallway. Elegant details like coving, a picture rail, and a radiator complement the space, while the centrepiece is a striking fireplace with a log burner (not included in the sale).

### DINING AREA

17' 5" x 11' 4" (5.31m x 3.47m)

The dining area features the same wood flooring that flows from the entrance hall, along with a picture rail, radiator, and an inset fireplace with a stone hearth and mantelpiece, creating a cosy and inviting atmosphere. This space then seamlessly opens up into:

### OPEN PLAN LOUNGE & KITCHEN AREA

21' 7" x 17' 11" (6.59m x 5.48m)

The property boasts a stunning extension that adds a modern, open-plan feel, creating a seamless family dining, living, and kitchen area. This light-filled space features two skylights, bifolding doors with inset blinds for privacy, and inset spotlighting, while partial underfloor heating under stone tiles and a vertical radiator ensure comfort throughout.

The kitchen benefits from sleek, grey matte, handle less wall, base, and drawer units complemented by white Quartz worktops. A striking yellow glass splashback adds a pop of colour, while integrated Neff appliances- including two eye-level ovens, an electric hob, extractor



Open Plan Area



Open Plan Living & Kitchen Area



Kitchen



Kitchen

fan, fridge freezer, and wine rack, offer a sleek finish. The kitchen also includes an island with additional storage, and a 1 1/2 bowl inset sink with a mixer tap. The island also doubles as a breakfast bar, providing a perfect spot for casual dining.

A door from the kitchen leads into:

#### UTILITY ROOM

17' 7" x 4' 7" (5.38m x 1.42m)

The good-sized utility area features two windows to the side elevation. It is equipped with base and drawer units with a worktop over, a 1 1/2 bowl sink with a drainer and shower mixer tap. There is ample space and plumbing for a washing machine and dryer. The space includes inset spotlighting, tiled flooring and a radiator. A door leads into the main entrance hall, while another door opens to:

#### WC

7' 5" x 4' 5" (2.28m x 1.35m)

The convenient downstairs WC features partially tiled walls and a tiled floor, offering a practical and easy to maintain space. It includes a wash hand basin, inset spotlighting and an extractor fan for ventilation.

#### FIRST FLOOR LANDING

8' 11" x 6' 10" (2.72m x 2.10m)

A spacious landing with a large window to the side elevation, radiator, storage cupboard housing the gas central heating boiler and doors to all rooms.

#### BEDROOM 1

15' 4" x 12' 5" (4.69m x 3.80m)

The master bedrooms benefits from a bay window to the front elevation, fitted wardrobes (included in the sale) a picture rail and radiator.

#### BEDROOM 2

14' 0" x 11' 6" (4.27m x 3.53m)

A good sized second bedroom has a window to the rear elevation, picture rail, radiator and built in wardrobe storage with a hanging rail and shelving.

#### BEDROOM 3

12' 0" x 11' 1" (3.67m x 3.40m)

With a window to the rear elevation and radiator.

#### BEDROOM 4

12' 4" x 7' 4" (3.77m x 2.24m)

With a window to the front elevation, picture rail and



Utility



Downstairs WC



Landing



Bedroom 1

radiator.

## BATHROOM

10' 7" x 6' 2" (3.23m x 1.89m)

The family bathroom offers a window to the side elevation, filling the space with natural light. It features a bath with a waterfall tap and mosaic tiling, alongside wooden storage units with a freestanding wash hand basin and matching waterfall tap. A quadrant shower with sliding doors and a thermostatic shower adds an alternative to the bath. The room is finished with tiled walls and flooring, a heated towel ladder for added comfort, and an extractor fan for ventilation.

## OUTSIDE

To the rear, the garden is secured by a fenced boundary and benefits from a large decked area with walled surround suitable for dining and seating during the summer months. Steps down to a lawned garden area with raised flower beds.

A brick built shed with double doors offer a storage area for

gardening tools and furniture.

A gate secures the garden as a gravelled path leads down the side of the property to the front.

The front of the property offers a paved parking area for 2-3 vehicles depending on the size of the cars. A wall topped with a hedge offers a hidden area for bin storage.



Bedroom 2



Bedroom 3



Bedroom 4



Family Bathroom



Rear Elevation



Garden

#### **DOUBLE GLAZING**

The property benefits from uPVC double glazing throughout.

#### **CENTRAL HEATING**

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

#### **TENURE**

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

#### **COUNCIL TAX BAND - C**

#### **ENERGY PERFORMANCE CERTIFICATE - RATED D**

#### **SERVICES**

All mains services are available at the property.

#### **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 Ulllyotts 01262 401401 Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 210 sq m (2260 ft<sup>2</sup>)



Ground Floor



Floor 1

Ulllyotts  
EST 1881

Approximate total area<sup>(1)</sup>  
188.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Ulllyotts

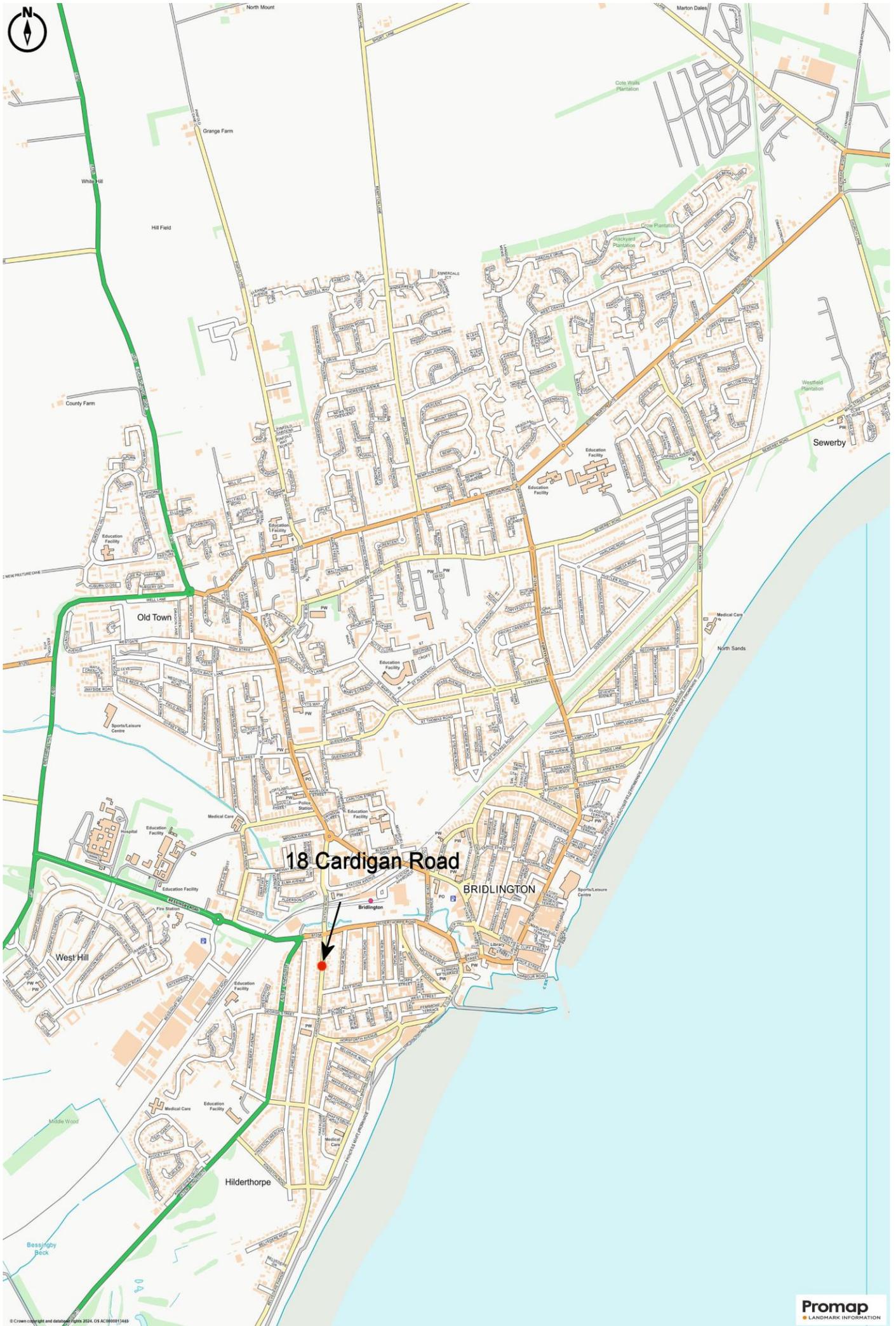
EST 1891



Ulllyotts

EST 1891





18 Cardigan Road

BRIDLINGTON

# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations