

▪ Ulllyotts ▪

EST. 1891



25 Cadman Road
Bridlington

YO16 6YZ

ASKING PRICE OF

£225,000

3 Bedroom Semi-Detached House

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01262 401401



Lounge / Dining area



3



2



2



Off Road
Parking



Gas Central Heating

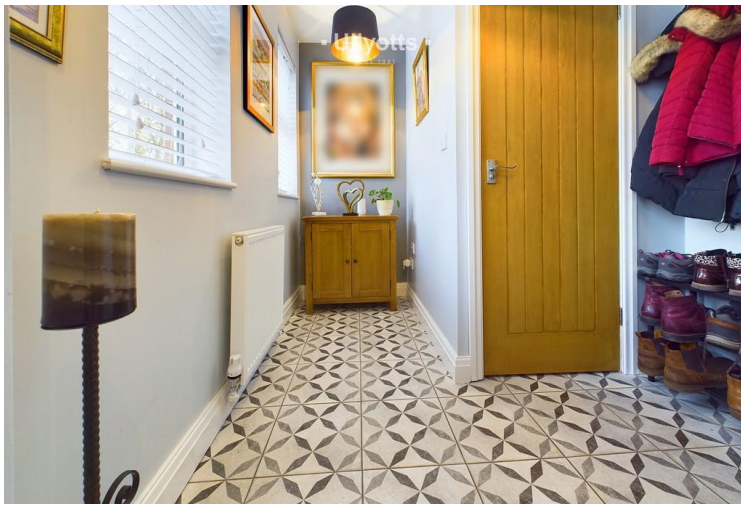
25 Cadman Road, Bridlington, YO16 6YZ

This beautifully presented three-bedroom semi-detached home offers stylish and spacious living. The garage conversion provides a large cloakroom and WC, while part of it extends the kitchen into a seamless utility area. An open-plan lounge-diner flows into the kitchen, with access to the conservatory. A private garden offers a peaceful retreat, and ample off-street parking ensures convenience. Thoughtfully updated, this home perfectly balances comfort and functionality for modern family living.

The Crayke and Martongate are on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are

just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store. The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and vibrant promenade. It offers a mix of traditional seaside attractions such as seafront fairgrounds, amusements arcades, ice cream parlours, a quaint old-town and stunning coastal walks. With a rich maritime heritage, fresh seafood, family-friendly activities such as shows and performances at the Bridlington Spa and Leisure facilities at the leisure centre, Bridlington is a delightful destination for visitors and



Entrance Hall



Lounge



Dining Area



Kitchen

Accommodation

ENTRANCE HALL

8' 1" x 3' 3" (2.48m x 1.00m)

The entrance is through a side composite door into a spacious entrance hall that is bright and welcoming, with three front-facing windows filling the space with natural light. Tiled flooring, a radiator and coat hanging space with room for a shoe rack add practicality. This extended area, created from the front section of the converted garage, enhances the home's living space. Doors leading to the downstairs WC and lounge.

WC

4' 2" x 3' 6" (1.29m x 1.08m)

This convenient downstairs WC features stylish tiled flooring, a modern vanity wash hand basin and a WC. An electric radiator ensures warmth whilst the extractor fan enhances ventilation.

LOUNGE/DINING AREA

23' 0" x 10' 8" (7.03m x 3.26m)

A spacious open-plan lounge and dining area featuring engineered laminate flooring throughout. Windows to the front and rear elevations allow plenty of natural light,

while coving adds a touch of elegance. A gas fire with a stylish feature surround creates a cosy focal point and a radiator for added warmth. The staircase leads to the first-floor landing and a door provides access to the kitchen.

KITCHEN /UTILITY

10' 9" x 9' 4" (3.30m x 2.86m)

The main part of the kitchen benefits from a range of wall, base and drawer units with work top over, tiled splashback and wood effect laminate flooring. With space and plumbing for a washing machine whilst integrated appliances include a double Indesit oven, a 5 ring Lamona gas hob with extractor fan over. A 1/2 stainless steel sink sits and drainer with a mixer tap over sits beneath a window to the rear elevation. A radiator adds warmth and doors offer access to the conservatory and extended part of the kitchen.

The utility area of the kitchen benefits from a range of wall, base, drawer and display units with work top over. Space for a fridge freezer and dryer and uPVC glazed door to the side pathway that leads to the front and rear.



Kitchen



Conservatory



Bedroom 1



Ensuite

CONSERVATORY

11' 10" x 9' 9" (3.63m x 2.98m)

Made from uPVC and brick construction with wood effect laminate flooring, radiator and French doors onto the garden.

FIRST FLOOR LANDING

6' 7" x 2' 10" (2.02m x 0.87m)

With doors to all upstairs rooms, storage cupboard housing the hot water tank, loft hatch and radiator.

BEDROOM 1

14' 2" x 8' 6" (4.34m x 2.60m)

With a window to the rear elevation overlooking the rear garden, radiator and door to:

ENSUITE

7' 3" x 4' 9" (2.22m x 1.47m)

With a window to the rear elevation, tiled flooring and partially tiled walls, quadrant shower with sliding doors and thermostatic shower over, wash hand basin, WC, heated towel ladder and an extractor fan.

BEDROOM 2

10' 5" x 8' 9" (3.19m x 2.69m)

With a window to the front elevation and radiator.

BEDROOM 3

8' 9" x 8' 7" (2.68m x 2.63m)

With a window to the front elevation and radiator.

BATHROOM

7' 2" x 5' 5" (2.19m x 1.67m)

A stylish family bathroom with tiled floor and walls, a panelled bath, vanity wash hand basin, WC, heated towel ladder, extractor and wall mounts light up mirror.

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 uPVC double glazing throughout.



Bedroom 2



Bedroom 3



Bathroom



Garden

OUTSIDE

To the front of the property is parking for two vehicles with a paved area and gravelled area and paving to the front entrance. A gate to the side of the property offer access to the rear garden.

To the rear of the property lies a secure garden with a fenced boundary, mainly laid to lawn with a slate chipping boarder and colourful shrubs, plants and a tree. A garden shed offers space and storage for garden tools.

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 - C

ENERGY PERFORMANCE CERTIFICATE – RATED C

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

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! ”

The stated EPC floor area, (which may exclude conservatories),
is approximately 93m² (1001 ft²)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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