

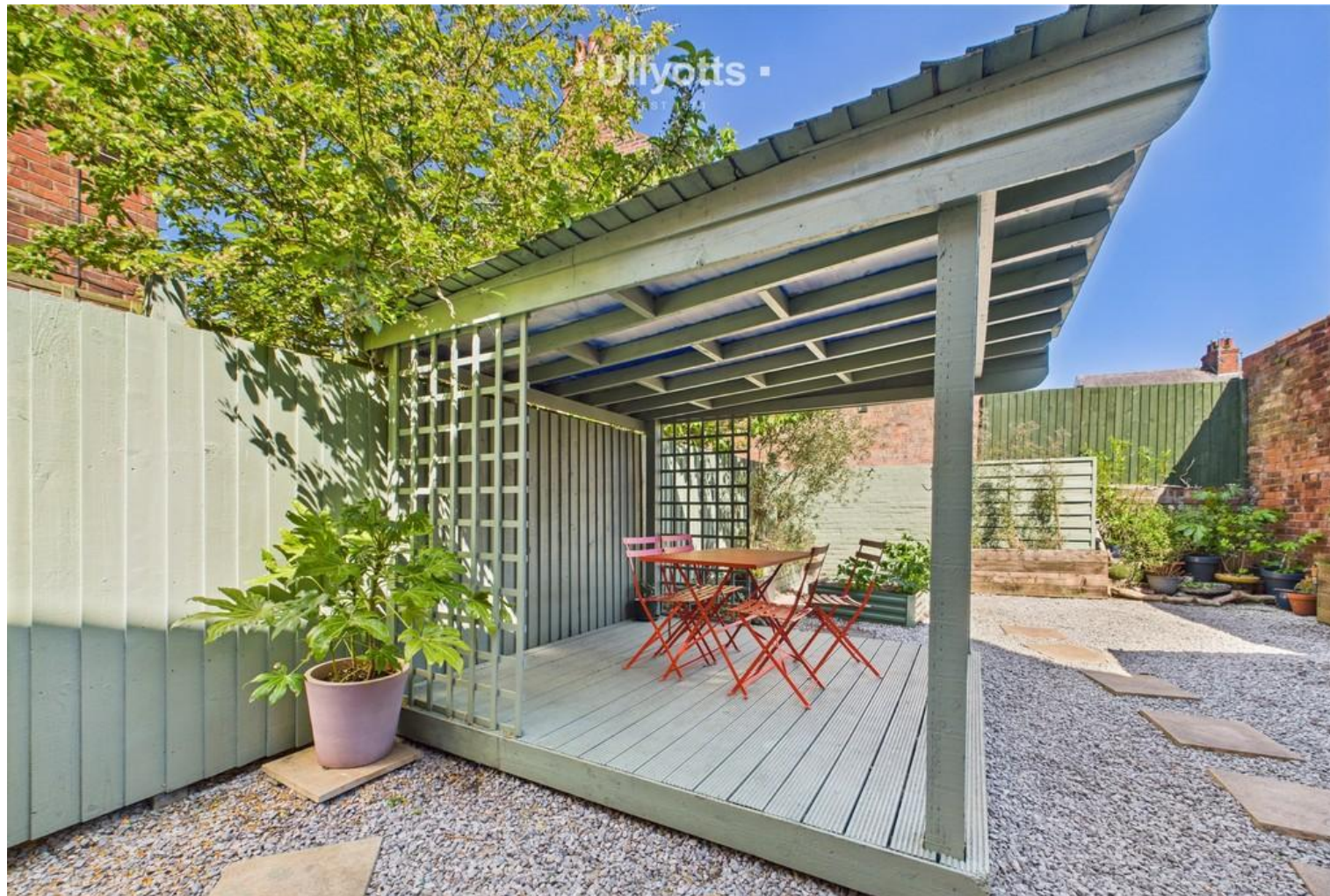


53 Cardigan Road
Bridlington
YO15 3JS

GUIDE PRICE

£235,000

5 Bedroom Mid-Terraced House



Garden

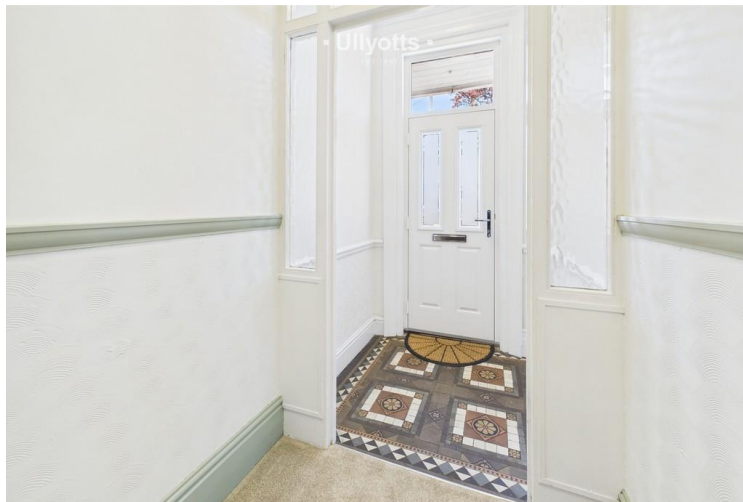


53 Cardigan Road, Bridlington, YO15 3JS

Situated just a short distance from South Beach, the town centre, and local schools, this spacious and characterful home is not to be missed. Retaining some lovely original features, the property offers versatile accommodation across three floors, including five bedrooms, two reception rooms, and a low-maintenance rear garden.

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



Dining Room

Accommodation

ENTRANCE HALL

21' 4" x 5' 10" (6.51m x 1.80m)

Entrance to the property is via a glazed composite door into a charming entrance porch, featuring original tiled flooring. This leads into a spacious main entrance hall, complete with coving, a radiator, and access to all ground floor rooms, as well as stairs rising to the first floor landing.

LOUNGE

15' 7" x 13' 6" (4.77m x 4.14m)

The lounge benefits from a bay window to the front elevation, filling the room with natural light. It features wood-effect laminate flooring, a picture rail, coving, and an ornate ceiling rose with wall lighting. A standout feature is the log burner set on a slate hearth with a wooden feature beam above, creating a warm and inviting focal point. A radiator adds additional comfort to this beautifully presented room.

DINING ROOM

12' 7" x 12' 5" (3.86m x 3.79m)

The dining room enjoys French doors leading out to the rear garden and features charming period details including a picture rail, decorative coving, a ceiling rose, and wall lighting. Painted wooden floorboards add character, while a radiator ensures year-round comfort. The room also offers generous space to accommodate a large dining table, perfect for entertaining.

KITCHEN

13' 10" x 10' 0" (4.22m x 3.07m)

The kitchen exudes a charming farmhouse feel, featuring a range of what appear to be hand-crafted units complemented by wooden worktops, wall-mounted display cupboards and open shelving. A Belfast sink with a brass mixer tap is set beneath a window to the side elevation. The tiled flooring enhances the rustic aesthetic, while a feature beam frames the space for a range oven. Additional features include a wall-mounted gas central heating boiler, space and plumbing for a dishwasher, an understairs storage cupboard, a radiator, and a door leading to the utility room.



Kitchen



Kitchen



Sink



Utility

UTILITY ROOM

The utility room is a practical and convenient space, featuring a work surface with under-counter space and plumbing for a washing machine and tumble dryer and tiled flooring continues seamlessly from the kitchen. Space for a tall fridge and freezer, while windows to the side and rear provide natural light and an opening leads through to the rear lobby.

SHOWER ROOM

6' 1" x 4' 10" (1.86m x 1.49m)

The downstairs shower room features fully tiled walls and flooring, a corner shower cubicle with sliding doors and a thermostatic shower, a wash hand basin, WC and an extractor fan. A window to the side provides natural light and ventilation.

FIRST FLOOR HALF LANDING

9' 3" x 2' 10" (2.84m x 0.88m)

The first floor half landing benefits from a radiator and doors to a bedroom and the main family bathroom.

BEDROOM 5

10' 2" x 8' 11" (3.12 m x 2.72m)

This charming bedroom features rustic-style painted floorboards, a window to the rear that fills the room with natural light, and a built-in storage cupboard with shelving and a radiator.

BATHROOM

8' 6" x 6' 7" (2.61m x 2.01m)

The family bathroom benefits from two windows to the side elevation, allowing for plenty of natural light. It features tiled walls and flooring, a WC, wash hand basin, a freestanding claw-foot bath with a shower attachment, and a separate shower cubicle with a thermostatic shower, combining classic style with modern convenience.

FIRST FLOOR FULL LANDING

10' 7" x 6' 0" (3.25m x 1.84m)

With access to two further bedrooms and a staircase to the second flooring landing.



Shower Room



Stairs



Bedroom 5



Bathroom

BEDROOM 2

With a window to the rear elevation overlooking the rear garden, picture rail, radiator and rustic floor boards.

MASTER BEDROOM

19' 0" x 12' 8" (5.81m x 3.88m)

A spacious and well-presented master bedroom featuring a charming bay window alongside a further window to the front elevation, allowing abundant natural light. The room boasts elegant coving, a picture rail, a radiator, a feature fireplace with an attractive surround, and rustic painted floorboards, blending classic character with comfort.

SECOND FLOOR LANDING

21' 4" x 5' 10" (6.51m x 1.80m)

The second floor landing benefits from a Velux window and access to two further bedrooms.

BEDROOM 4

12' 8" x 12' 6" (3.87m x 3.83m)

With a dormer window to the rear elevation, floor boards, a wash hand basin and a radiator.

BEDROOM 3

16' 10" x 12' 4" (5.15m x 3.77m)

Another spacious bedroom with two windows to the front elevation and a radiator.

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.

PARKING

Parking is available on street.

OUTSIDE

To the front, the property is set back from the road behind a low-level wall with gated access, complemented by a tiled pathway leading to the front entrance. To the rear, a secure, low-maintenance garden features a fenced boundary and is mainly laid to gravel with paved stepping stones. A wooden pergola provides a charming seating and dining area, complemented by raised flower beds for added greenery and colour.



Bedroom 2



Bedroom 1



Bedroom 1



First Floor Landing

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 – AWAITED

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

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



Bedroom 3

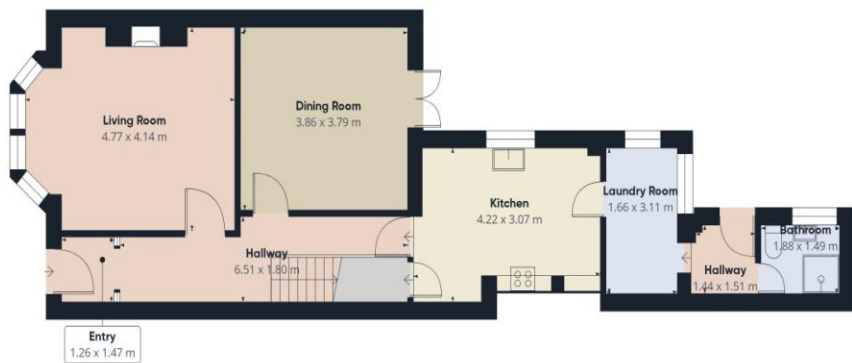


Bedroom 4

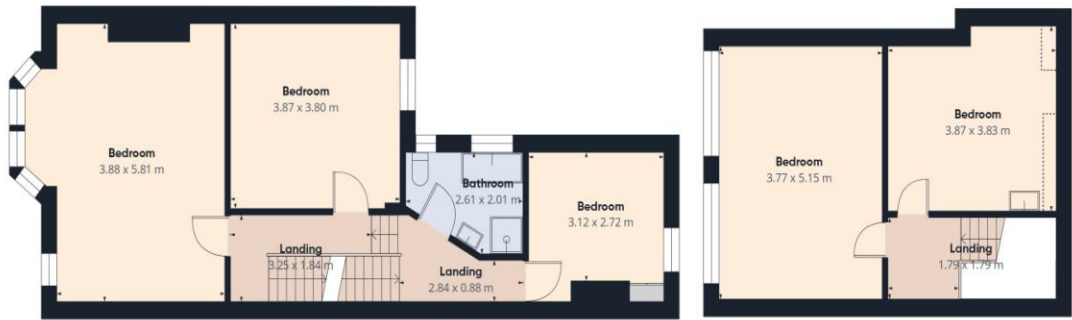


Rear Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 146m2 (1571 ft2)



Ground Floor



Floor 1

Floor 2

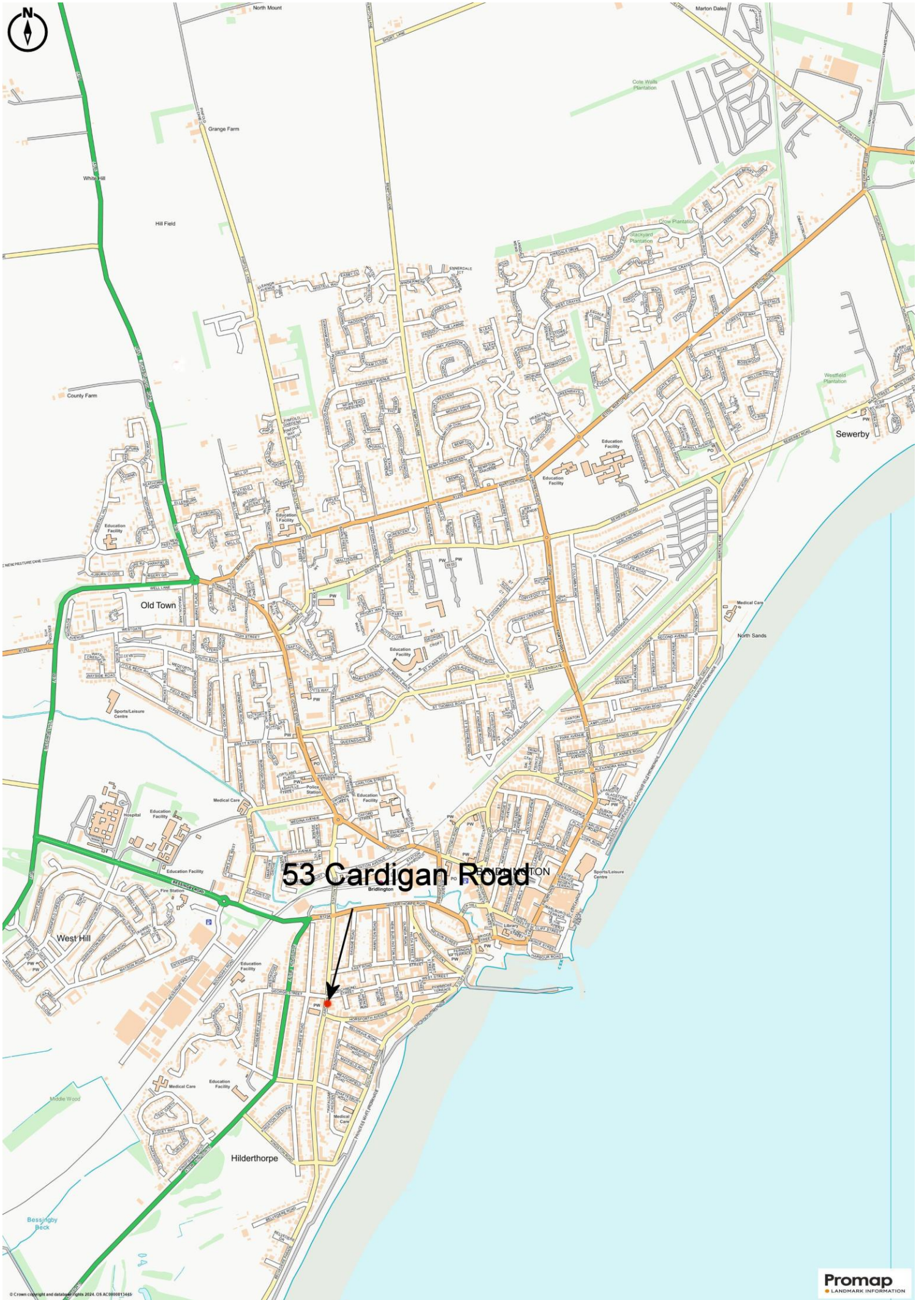
Approximate total area⁽¹⁾
165.1 m²
Reduced headroom
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

GIRAFFE360



53 Cardigan Road

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



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