



89 Cardigan Road  
Bridlington  
YO15 3JU

OFFERS IN THE REGION OF

£550,000

7 Bedroom Detached House





Rear Elevation



7



4



2



Garage, Off  
Road Parking



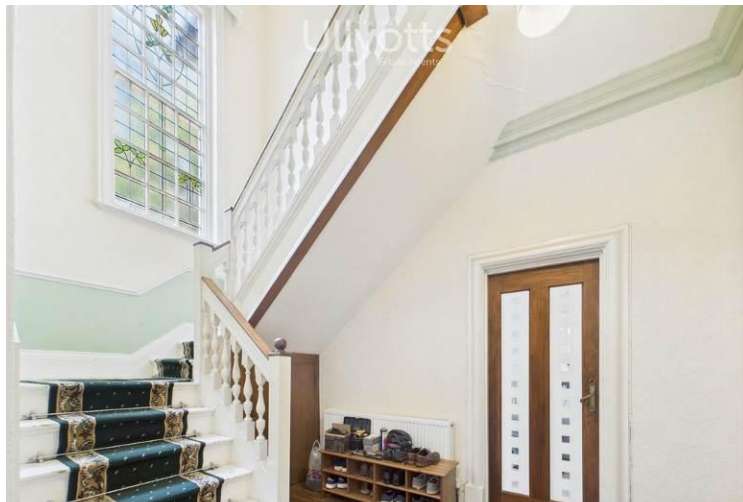
Gas Central Heating

## 89 Cardigan Road, Bridlington, YO15 3JU

An attractive and spacious seven-bedroom detached home located on the sought-after Cardigan Road in Bridlington, this impressive property has been thoughtfully updated while retaining much of its original charm. Recent renovations include fresh décor and new carpets on the top floor, a stylish modern en-suite, and a stunning open-plan kitchen, dining, and sitting area at the rear-perfect for contemporary family living. With characterful period features throughout and scope for further personalisation, this home offers a unique blend of traditional elegance and modern potential.

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.



Hallway



Lounge



Dining Room



Open Plan Living Dining & Kitchen

## Accommodation

### ENTRANCE HALL - 7' 5" x 12' 11" (2.28m x 3.94m)

The property is entered through a stained glass wooden door, opening into a charming entrance vestibule adorned with classic black and white tiled flooring and rich wood-paneled walls. A second stained glass door leads through to the grand main reception hall, where original parquet flooring, ornate coving, and a staircase immediately convey the character of the property. Halfway up the staircase, a magnificent stained-glass window illuminates the space and offers a striking focal point to the front elevation.

The hall provides access to the principal ground floor rooms as well as a lift shaft, formerly serving the first floor-offering potential for reinstatement if desired.

### LOUNGE - 19' 8" x 14' 6" (6.00m x 4.43m)

The lounge is a well-proportioned reception room, featuring elegant coving, a radiator, and a striking feature marble effect fireplace that serves as a focal point. Natural light floods the space through UPVC sash windows to the front elevation, complemented by an additional side window.

### DINING ROOM / SITTING ROOM - 16' 8" x 15' 5" (5.09m x 4.72m)

A further reception room, currently arranged as an additional sitting room but equally suited to use as a formal dining room, features classic parquet flooring and UPVC sash windows to the front elevation. Period details include decorative coving, a

central chandelier point, and an elegant stone fireplace with a gas fire in situ. Two radiators provide warmth, while double doors lead through to the rear reception room, enhancing the flow and versatility of the living spaces.

### REAR RECEPTION ROOM

An open-plan reception room to the rear offers versatile space, ideal for use as another sitting room, games room, or playroom. It features a window and UPVC door leading to the rear garden, a partly tiled floor, an inset log burner and two radiators.

### OPEN PLAN KITCHEN DINING AND LIVING AREA

A stylish modern addition to the home is the L-shaped open-plan kitchen, dining, and living area to the rear, featuring engineered oak flooring throughout. The dining and living space enjoy a large window, side window, sliding doors to the rear garden, a radiator, and inset spotlighting. The kitchen area is flooded with light from a stunning sky lantern, with additional side and rear windows and French doors opening to the garden. It features sleek white gloss units, contrasting black stone worktops and upstands, a double stainless steel sink with mixer tap, and integrated appliances including a Neff microwave, double oven, five-ring gas hob with extractor, dishwasher, and space for a fridge freezer. A vertical radiator and inset lighting complete the space.





Open Plan Living Dining & Kitchen



Kitchen



Dining Area



Dining Area

#### **UTILITY ROOM - 6' 7" x 10' 7" (2.01m x 3.24m)**

A convenient utility room features vinyl tiled flooring, a side window, and base units topped with an oak worktop and tiled splash back. It includes a 1½ stainless steel sink and drainer with mixer tap, under-counter space and plumbing for both a washing machine and dryer. A wall-mounted gas central heating boiler and a large water tank are also housed within this space.

#### **WC - 6' 8" x 10' 7" (2.04m x 3.23m)**

A spacious WC benefits from a side window, a vanity wash hand basin, and a WC. The room features tongue and groove paneling, partially tiled walls and a radiator.

#### **FIRST FLOOR LANDING**

The spacious first-floor landing offers a versatile area ideal for a home office, featuring a window to the front elevation, decorative coving, and a radiator. There is access to the lift, an arched doorway leading to the second-floor staircase and doors to all first-floor rooms.

#### **BEDROOM - 16' 10" x 14' 6" (5.14m x 4.42m)**

A well-proportioned bedroom featuring UPVC sash windows to the front elevation, decorative coving and two radiators.

#### **BEDROOM - 13' 9" x 14' 6" (4.20m x 4.42m)**

A bright bed room with windows overlooking the rear elevation, featuring decorative coving, a radiator, and built-in storage cupboards with hanging space.

#### **BEDROOM - 17' 1" x 13' 5" (5.23m x 4.10m)**

A further front-facing bed room, featuring a UPVC sash bay window, decorative coving, a radiator, and a charming feature fireplace-adding character to this generously sized room.

#### **BEDROOM - 13' 9" x 13' 5" (4.21m x 4.10m)**

Another well-appointed bedroom with a window to the rear elevation, decorative coving, a radiator, and built-in storage cupboards providing practical hanging space.

#### **BATHROOM**

The well-equipped family bathroom features partially tiled walls, vinyl flooring and a window to the rear elevation. It includes a freestanding bath, a shower cubicle with sliding door and double-head thermostatic shower, a wash hand basin, WC and a radiator.

#### **SECOND FLOOR LOBBY AREA**

Access to the second-floor lobby is through an arched doorway, with a staircase leading up to the second-floor landing and a door to a separate WC.



Utility Room



WC



First Floor Landing



Bedroom

## SECOND FLOOR LANDING

The second-floor landing benefits from a Velux window, providing natural light, along with eaves storage, a radiator and doors leading to three further bedrooms.

## BEDROOM

17' 5" x 10' 5" (5.31m x 3.18m)

A spacious bedroom featuring a Velux window, wood flooring, two radiators and a door leading to a private en-suite bathroom.

## ENSUITE

7' 4" x 10' 4" (2.25m x 3.17m)

The light and airy en suite features a Velux window, tiled flooring and a radiator. It is well-appointed with a paneled bath with tiled surround, a glass screen and a double-head thermostatic shower over, along with a wash hand basin and WC.

## BEDROOM

18' 4" x 9' 5" (5.60m x 2.89m)

The final bedroom benefits from eaves storage, a window to the front elevation, and a radiator.

## BEDROOM

8' 2" x 14' 11" (2.49m x 4.56m)

Currently used as an office, this bedroom features a window to the front elevation and a radiator.

## OUTSIDE

The property boasts serious kerb appeal, set back from the road behind a low-level wall edged with mature shrub hedging. To the front, a neatly maintained lawn stretches to the left, while gravel lies to the right, separated by a paved pathway that leads invitingly to the main entrance.

To the rear lies a private garden, predominantly laid to lawn, with a decked area ideal for seating or outdoor dining, plus a small patio. The borders are thoughtfully planted with colourful shrubs and hedging, creating a peaceful and inviting outdoor retreat.

## GARAGE

The brick-built garage is attached to the property and features double timber doors to the front. It is currently open at the rear, providing direct access to the garden.

## PARKING

Parking is available to the side of the property, directly in front of the garage.





Bedroom



Bedroom



Bedroom



Family Bathroom

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

### 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 - BAND G

### ENERGY PERFORMANCE CERTIFICATE - RATED D

### 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.



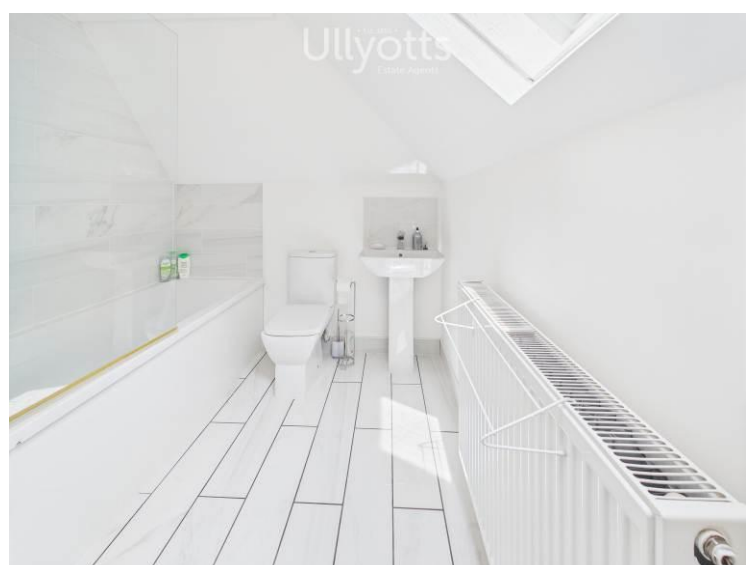
Second Floor Lobby



Second Floor Landing



Bedroom



Ensuite



Bedroom



Bedroom

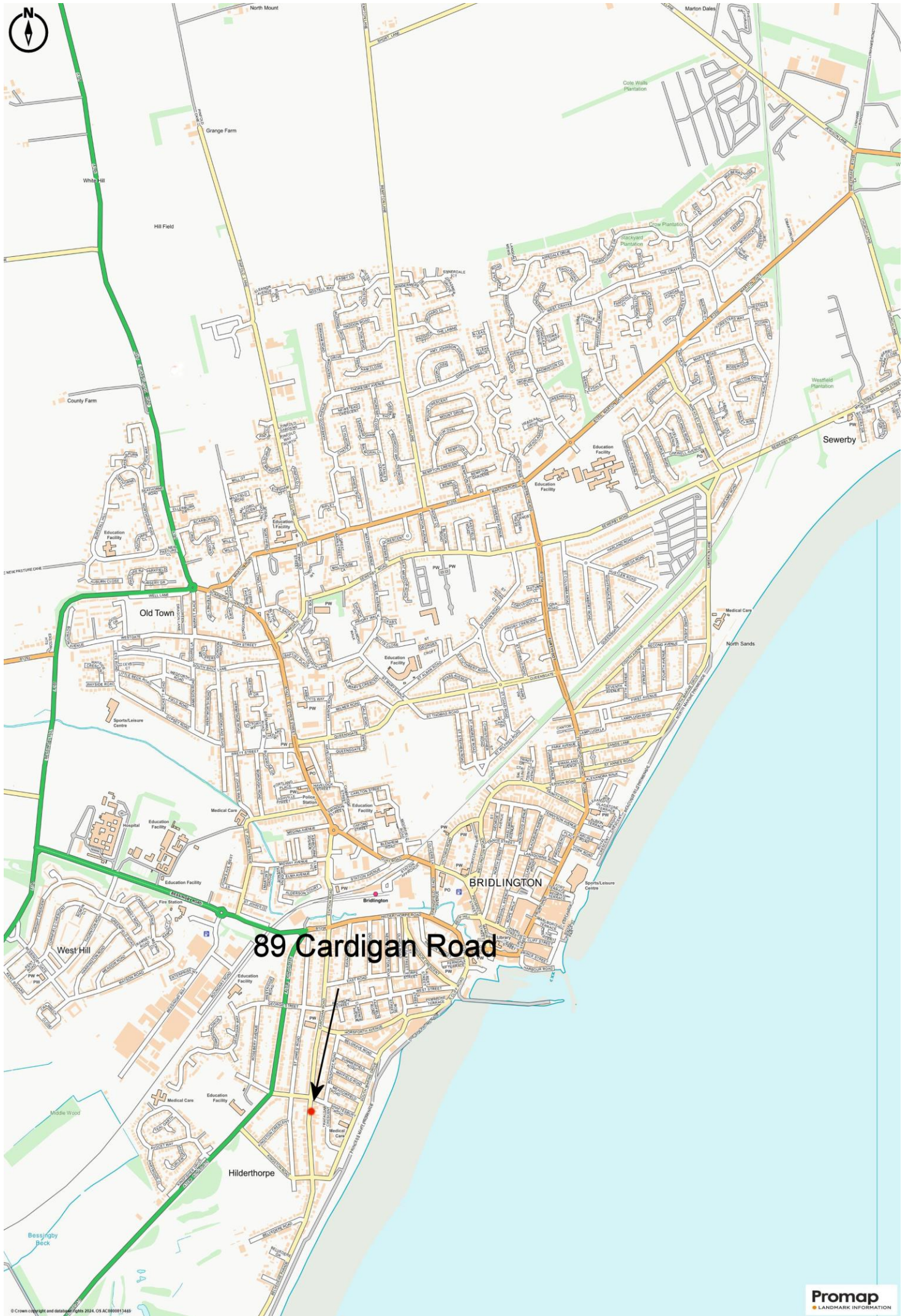












89 Cardigan Road





The stated EPC floor area, (which may exclude conservatories),  
is approximately 331.3 sq m (3566sq ft)



VIEWING

Strictly by appointment with Ulyotts.

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.



# ■ Ulllyotts ■

EST 1891



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