



BELT
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71B Cardigan Road, Bridlington, YO15 3JU

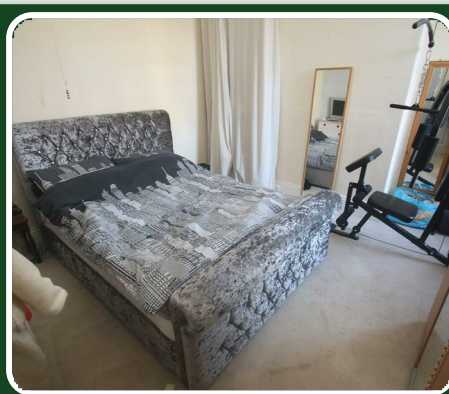
Price Guide £119,950



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Bridlington, YO15 3JU

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A spacious first floor apartment situated in a prime residential location on the south side of Bridlington. Convenient for the south beach and foreshore, Belvedere golf course, harbour and access to the town centre. Ideal for first time buyer, investor or for a weekend retreat.

The property comprises: Communal entrance to staircase to first floor, private entrance door, inner hall, spacious lounge/diner, kitchen/diner, two double bedrooms and bathroom. Exterior: rear private car parking space for one car. Upvc double glazing and gas central heating.

Communal entrance:

Communal entrance door to staircase to first floor.

Entrance:

Private entrance door into inner hall, two central heating radiators and feature sky light.

Lounge/diner:

17'3" max x 15'10" plus bay (5.26m max x 4.83m plus bay)

A spacious front facing room, electric fire with period marble surround, two central heating radiators, upvc double glazed window and upvc double glazed bay window.

Kitchen/diner:

9'11" x 10'11" (3.03m x 3.34m)

A rear facing room fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine and gas combi boiler (2

years old). Two upvc double glazed windows and central heating radiator.

Bedroom one:

13'4" max x 12'4" (4.08m max x 3.78m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom two:

8'0" x 6'7" (2.45m x 2.02m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

8'1" x 6'9" max (2.48m x 2.06m max)

Comprises bath with plumbed in shower, wc and wash hand basin. Part wall tiled, floor tiled, shaver socket, upvc double glazed window and central heating radiator.

Exterior:

To the rear of the property is a private car parking space for one car.

Notes:

Council tax band: A

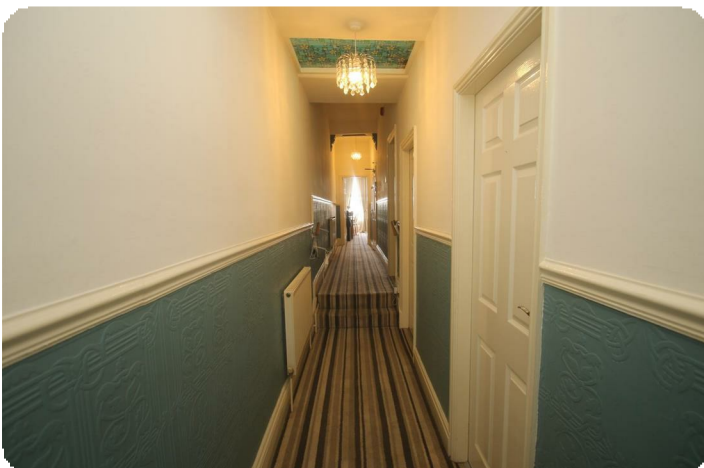
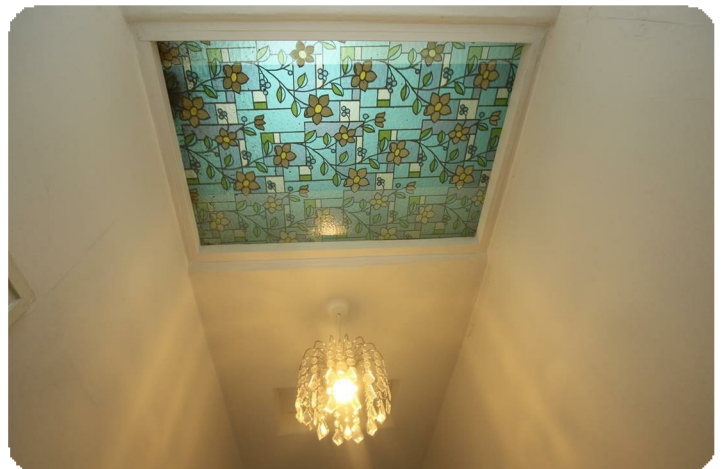
The property is leasehold with a 999 year lease and with a share of the freehold. There is no ground rent or maintenance costs. Any work costs are split between the other two flat owners in the block. Pets are allowed.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

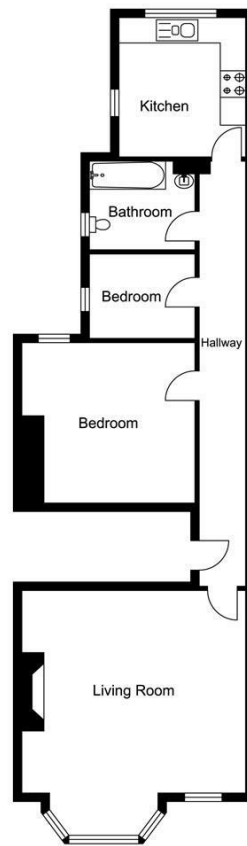
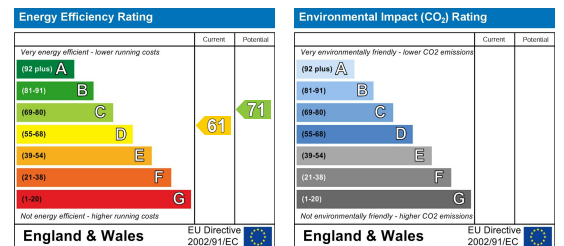


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

