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ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

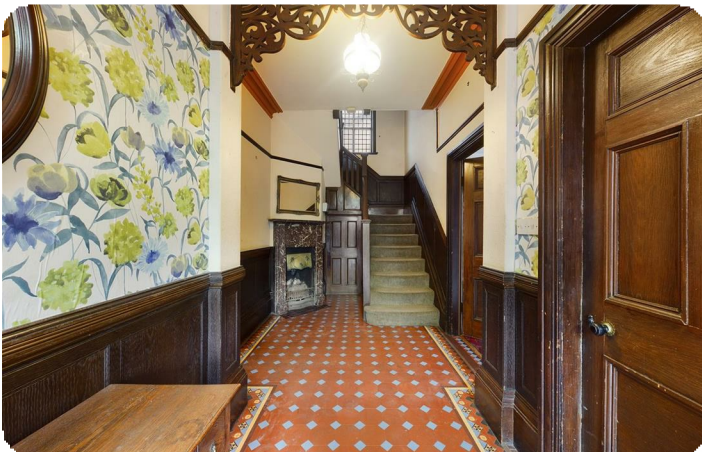
Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



The Old Vicarage, 68 Cardigan Road, Bridlington, YO15 3JT

Price Guide £395,000



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A traditional seven bedroom detached house offering spacious living accommodation. Situated in a prime residential location on the south side of Bridlington close to local schools, supermarkets, train station, Belvedere golf club, the Spa theatre, access to the harbour, south beach and promenade. An ideal family home.

The property comprises: Ground floor: sitting room, lounge, kitchen, dining room, conservatory, utility and wc. First floor: four double bedrooms, separate wc and bathroom. Second floor: three further double bedrooms. Exterior: enclosed gardens, private driveway with ample parking and garage. No ongoing chain.

Entrance:

Door into a spacious inner hall, built in storage cupboard, understairs storage cupboard, feature tiled floor and period fireplace with gas point.

Lounge:

13'9" x 13'9" (4.20m x 4.20m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Sitting room:

15'1" x 13'8" (4.62m x 4.17m)

A front facing room, fireplace with gas point, tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

Kitchen:

13'0" x 10'2" (3.98m x 3.10m)

Fitted with a range of base units, Belfast sink unit, Rangemaster cooker with extractor over, part wall tiled and floor tiled. Plumbing for washing machine, built in storage cupboard housing gas combi boiler and sash window.

Dining room:

12'3" x 11'9" (3.75m x 3.59m)

A rear facing room, fireplace with gas point and period surround. Built in storage cupboards, two upvc double glazed windows and central heating radiator.

Conservatory:

8'5" x 7'6" (2.58m x 2.31m)

A rear facing room, upvc double glazed door to rear garden.

Utility:

6'10" x 4'1" (2.10m x 1.26m)

Built in storage cupboard, plumbing for washing machine and timber framed sash window.

Wc:

7'2" x 5'0" (2.20m x 1.54m)

Wc, wash hand basin and plumbing for washing machine.

First floor:

A spacious landing, timber framed single glazed window.

Bedroom:

17'8" x 13'9" (5.39m x 4.21m)

A front facing double room, open period fireplace, built in wardrobe, upvc double glazed bay window and central heating radiator.

Bedroom:

13'8" x 12'5" (4.19m x 3.80m)

A front facing double room, open fireplace with tiled inset and wood surround. Wash hand basin in vanity unit, upvc double glazed window and central heating radiator.

Bedroom:

14'4" x 11'9" (4.37m x 3.60m)

A double facing double room, open period fireplace, wash hand basin with vanity unit, two upvc double glazed windows and central heating radiator.

Bedroom:

12'11" x 9'11" (3.95m x 3.03m)

A rear facing double room, open period fireplace, wash hand basin, upvc double glazed window and central heating radiator.

Bathroom:

8'1" x 6'0" (2.48m x 1.83m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, floor tiled, upvc double glazed window and central heating radiator.

Wc:

5'2" x 3'2" (1.60m x 0.98m)

Wc and upvc double glazed window.

Second floor:

Bedroom:

19'1" x 8'10" (5.83m x 2.71m)

A front facing double room, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

Bedroom:

15'8" x 9'1" (4.79m x 2.78m)

A side facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

16'6" x 9'11" (5.03m x 3.03m)

A rear facing double room, fitted with base units, stainless steel sink unit, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled enclosed garden. Pebbled with borders of shrubs and bushes. To the side elevation is a private paved driveway with ample parking.

Garden:

To the rear of the property is a private fenced enclosed garden. Patio area to lawn with borders of hedges, shrubs and bushes. Brick built outbuilding and timber built fully-fitted and custom-built bar/relaxation area.

Garage:

Brick built garage with double opening doors.

Notes:

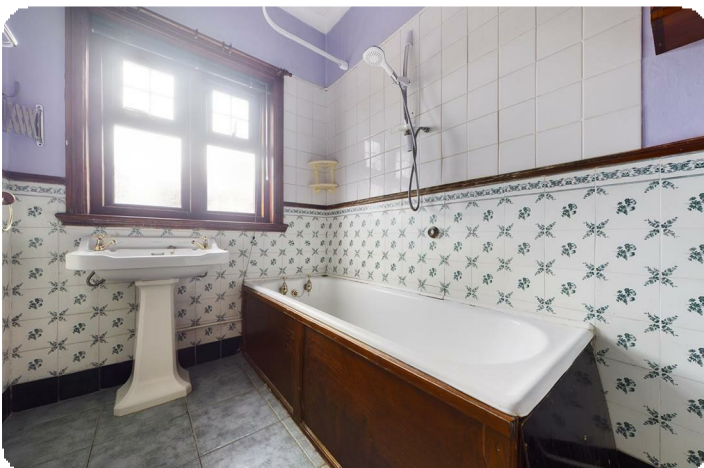
Council tax band: E

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.





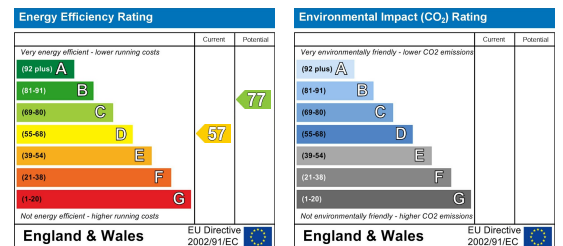
Floor Plan



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.