



BELT
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9 Cardigan Road, Bridlington, YO15 3HG

Price Guide £239,950



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A well presented three bedroom semi detached house situated in this prime location. Convenient for south foreshore, access to town, local shops, supermarket and schools. An ideal family home.

The property comprises: Ground floor: lounge, dining room, modern kitchen, utility area and cloakroom. First floor: three bedrooms, bathroom and separate wc. Exterior: paved forecourt for parking and good size enclosed garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into a spacious hall, understairs storage cupboard and central heating radiator.

Lounge:

15'5" x 12'4" (4.70m x 3.78m)

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

Dining room:

15'5" x 12'5" (4.72m x 3.81m)

A rear facing room, electric fire with wood surround. Upvc double glazed bay window and central heating radiator.

Kitchen:

9'7" x 7'10" (2.93m x 2.40m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, stainless steel

extractor, integrated dishwasher, part wall tiled, upvc double glazed window and stainless steel ladder radiator.

Utility area:

5'6" x 3'2" (1.68m x 0.98m)

Plumbing for washing machine, space for a tumble dryer and upvc double glazed door onto the garden.

Cloakroom:

5'6" x 2'6" (1.70m x 0.77m)

Wc, wash hand basin, part wall tiled, extractor and upvc double glazed window.

First floor:

Upvc double glazed window.

Bedroom:

15'11" x 12'5" (4.86m x 3.80m)

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

Bedroom:

15'10" x 11'3" (4.84m x 3.43m)

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

Bedroom:

7'11" x 7'7" (2.42m x 2.33m)

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

Bathroom:

8'0" x 6'8" (2.44m x 2.05m)

Comprises walk in shower with electric shower, wash hand basin, built in storage cupboard housing gas boiler, full wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Wc:

4'9" x 2'6" (1.47m x 0.78m)

Wc, part wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a block paved forecourt for parking.

Garden:

To the rear of the property is a fenced enclosed garden, paved patio, artificial grass, two sheds, further decked area with large pond.

Notes:

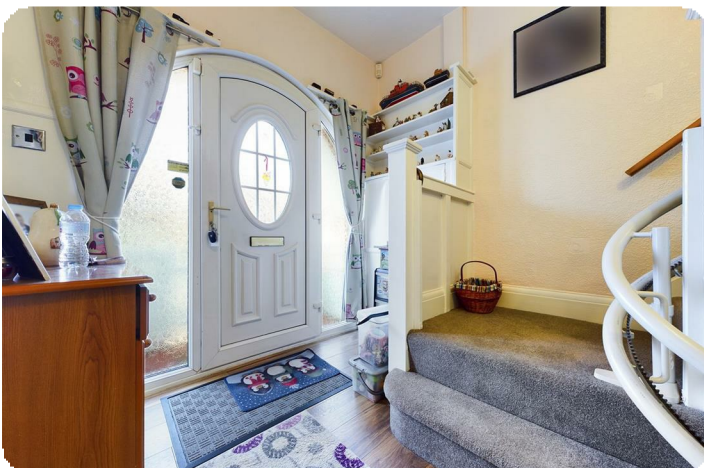
Council tax band: C

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:

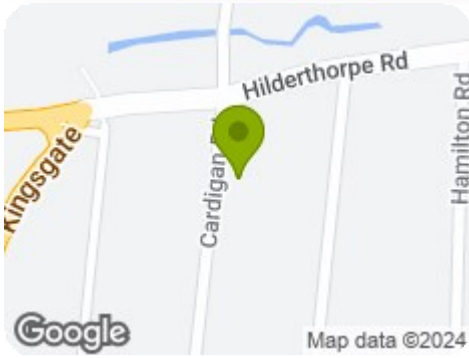
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



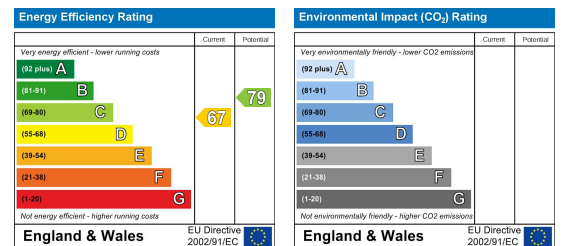
Floor Plan



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.



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