



BELT
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3 Cardigan Road, Bridlington, YO15 3HG

Price Guide £275,000



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A three bedroom semi-detached house which has been fully re-furbished by the current owner. Works include re-wire, re-plumbed, new heating system, new kitchen, bathroom, re-decorated and new flooring throughout. Situated in a prime residential location on the south side of Bridlington. Convenient for the south beach and foreshore, Belvedere golf course, harbour, schools, supermarkets and access to the town centre.

The property comprises: Ground floor: lounge and open kitchen/dining/living. First floor: three bedrooms and modern bathroom. Exterior: private parking, garage and good size rear garden. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into a spacious inner hall, understairs storage cupboard, tiled flooring, oval upvc double glazed window and central heating radiator.

Wc:

6'2" x 2'5" (1.88m x 0.74m)

Wc, wash hand basin with vanity unit and part wall tiled.

Lounge:

11'9" x 11'8" (3.59m x 3.58m)

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

Open kitchen/dining/living:

Kitchen/diner:

16'11" x 12'8" (5.17m x 3.87m)

Fitted with a range of modern base and wall units, stainless

steel one and a half sink unit, electric oven and hob with extractor over. Integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Part wall tiled, floor tiled, gas combi boiler, upvc double glazed window, two central heating radiators and upvc double glazed french doors onto the garden.

Dining room:

11'9" x 10'9" (3.60m x 3.29m)

A rear facing room, built in cabinet and central heating radiator.

First floor:

Loft access by drop down ladder and upvc double glazed window.

Bedroom:

13'6" x 10'11" (4.14m x 3.34m)

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

Bedroom:

11'9" x 9'11" (3.60m x 3.03m)

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

Bedroom:

7'11" x 7'3" (2.42m x 2.22m)

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

Bathroom:

8'1" x 7'9" (2.48m x 2.38m)

Comprises a modern suite, shower cubicle with plumbed in shower, bath, wc and wash hand basin with vanity unit. Full wall, floor tiled, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a block paved forecourt for parking. To the side elevation of the property is a block paved driveway leading to the garage, water point and gated access to the garden.

Garden:

To the rear of the property is a good size fenced enclosed garden. Block paved patio area to lawn and timber built summer house.

Garage:

Up and over door, power and lighting.

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:

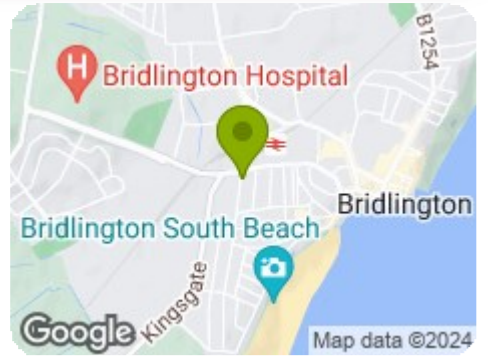
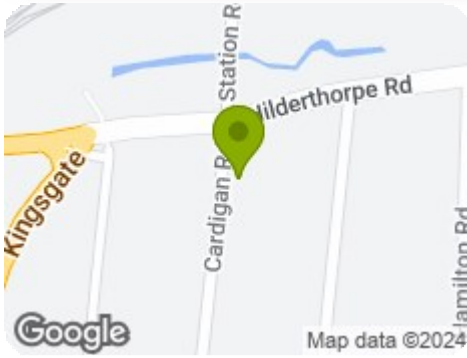
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



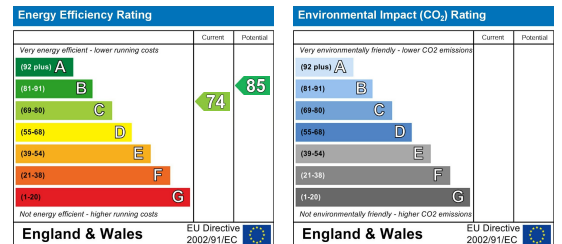
Floor Plan



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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