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**31 Cadman Road, Bridlington, YO16 6YZ**

**Price Guide £215,000**



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PROTECTED

# 31 Cadman Road

Bridlington, YO16 6YZ

## Price Guide £215,000



A well presented three bedroom semi-detached house, built in 1999.

This property boasts spacious living accommodation and is in move-in condition, perfect for a growing family or those who love to entertain. With one reception room, three double bedrooms, and two bathrooms, there is ample space for everyone to enjoy. The good-sized garden provides a lovely outdoor space for gardening enthusiast, a private driveway for parking, allocated car parking space in cul de sac, and a garage.

Situated in a prime residential location just off Martongate. You will enjoy the convenience of nearby amenities and easy access to local schools, shops, parks and bus routes.

Don't miss the opportunity to make this house your home - with its ideal location and generous living space, it's a property that promises both comfort and style.

Viewing Highly recommended.

### Entrance:

Upvc double glazed door into inner hall, upvc double glazed window and central heating radiator.

### Lounge/diner:

23'2" x 10'9" (7.08m x 3.28m)

A spacious double aspect room, gas fire with marble inset and wood surround. Three upvc double glazed windows, two central heating radiators and staircase to first floor.

### Kitchen:

9'5" x 7'1" (2.89m x 2.17m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, understairs storage cupboard, upvc double glazed window,

central heating radiator and upvc double glazed door onto the garden.

### First floor:

Built in storage cupboard housing hot water store, central heating radiator, and access to a part boarded loft space.

### Bedroom:

14'0" x 8'5" (4.29m x 2.59m)

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

### En-suite:

7'2" x 4'9" (2.20m x 1.45m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

10'4" x 8'8" (3.15m x 2.66m)

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

### Bedroom:

8'9" x 8'8" (2.69m x 2.65m)

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

### Bathroom:

7'2" x 5'6" (2.20m x 1.68m)

Comprises bath with shower attachment, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a open plan garden with lawn and block paved driveway with ample parking leading to the garage. The vendor has informed us that there is also an allocated car parking space in the cul de sac.

### Garden:

To the rear of the property is a good size private fenced garden. Paved patio to lawn, borders of shrubs and bushes.

### Garage:

Roller 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



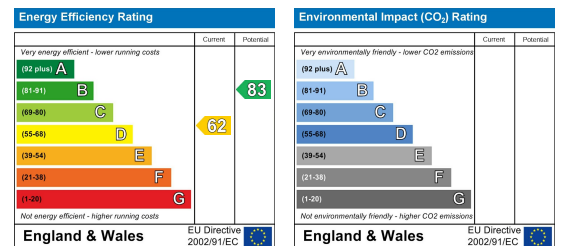
### Floor Plan



### 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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