



Flat 1, 158A Cardigan Road, Bridlington, YO15 3NB

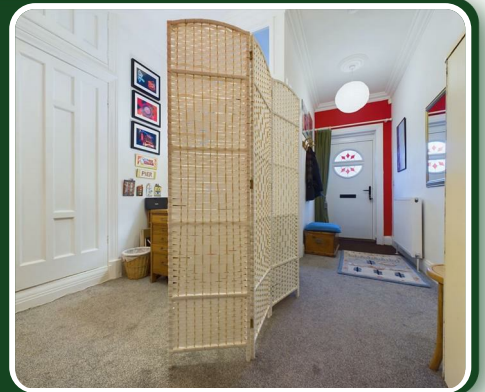
Price Guide £205,000



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Bridlington, YO15 3NB

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Welcome to Cardigan Road, Bridlington, a spacious and well presented two bedroom ground floor apartment. The property has generous rooms which invite natural light, creating a warm and welcoming atmosphere. There is a private driveway, providing off-street parking, along with beautifully maintained gardens that enhance the overall appeal.

Built in 1920's, the property exudes character while providing the benefits of contemporary living. The apartment freehold.

The prime southside location places you just a stone's throw away from the stunning south beach and foreshore, perfect for leisurely strolls or enjoying the seaside.

For those who enjoy outdoor activities, the nearby Belvedere golf course provides an excellent opportunity for a round of golf, while the harbour and town centre are easily accessible, offering a variety of shops, cafes, and local amenities.

Whether you are seeking a holiday home to escape to or a permanent residence to enjoy the coastal lifestyle, this apartment presents an exceptional opportunity. With its spacious layout, prime location, and charming features, don't miss the chance to make this wonderful property your own.

Private entrance:

Composite door into spacious L-shaped hall with room for a home office, built in storage cupboard and two central heating radiators.

Lounge:

15'7" x 14'9" (4.75m x 4.51m)

A spacious rear facing room, gas fire in a modern surround, two central heating radiators and upvc double glazed french doors onto the rear garden.

Kitchen:

12'9" x 7'3" (3.89m x 2.23m)

Fitted with a range of base and wall units, under cupboard lighting, stainless steel one and a half sink unit, extractor and external extractor. Part wall tiled, integrated dishwasher and fridge/freezer. Gas combi boiler (fitted March 2023), washer/drier, upvc double glazed window and central heating radiator.

Bedroom:

18'5" x 14'10" (5.63m x 4.54m)

A spacious front facing room, extensive built in wardrobes, upvc double glazed bay window and two central heating radiators.

Bedroom:

12'10" x 10'4" (3.92m x 3.17m)

A side facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

8'1" x 5'11" (2.48m x 1.81m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with vanity unit. Full wall

tilled, built in storage cupboards, shaver socket, extractor, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a garden area planted with bulbs, shrubs, climbers and perennials. Outside tap and external lights. Private driveway for parking.

Garden:

To the rear of the property is a fenced enclosed garden. Pebbled, paved and planted with bulbs, shrubs, climbers and perennials.

There is also a new garden shed, outside tap and external light.

Notes:

Council tax band: A
The property is freehold.

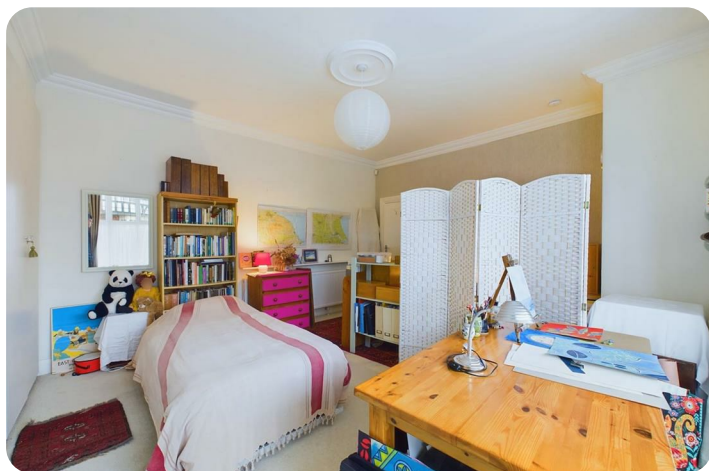
Purchase procedure

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



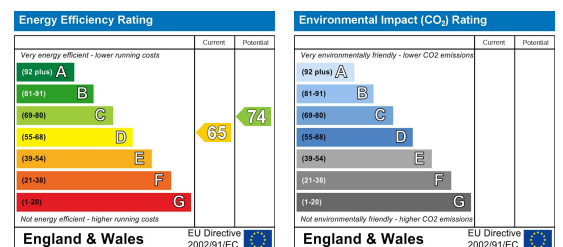
Floor Plan



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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