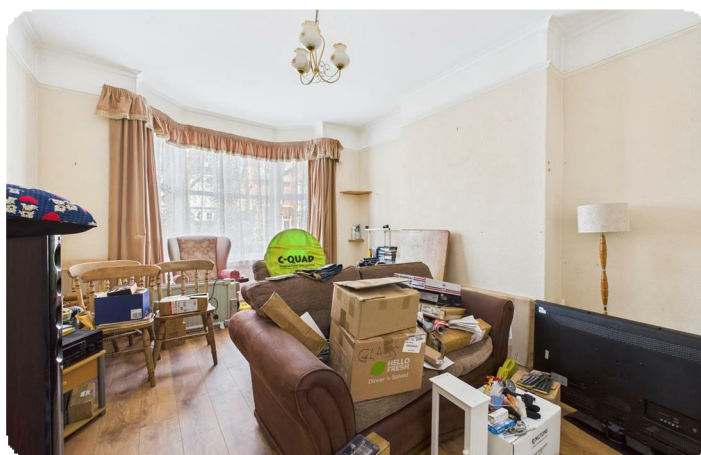




61 Cardigan Road, Bridlington, YO15 3JS

Price Guide £179,950



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Welcome to Cardigan Road in the coastal town of Bridlington, this block of flats presents an excellent investment opportunity. Comprising two fully let apartments making it an ideal choice for those seeking a lucrative addition to their portfolio.

The block features two spacious reception rooms, providing ample space for relaxation and social gatherings. With four well-appointed bedrooms and two bathrooms, the apartments are designed to accommodate families or couples comfortably, ensuring a steady demand from tenants.

Situated on the desirable south side of Bridlington, residents will enjoy the convenience of being close to local shops, schools, and essential amenities. The proximity to the picturesque south beach and the bustling harbour adds to the appeal, offering a delightful seaside lifestyle that is sure to attract potential renters.

Whether you are an experienced investor or new to the property market, this block of flats is a compelling opportunity that should not be overlooked.

Communal entrance:

8'6" x 4'1" (2.61m x 1.25m)

Door into a spacious communal hall.

Flat 1:

Entrance:

Door leads directly into the lounge.

Lounge:

17'1" x 12'8" (5.22m x 3.87m)

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

Bedroom:

13'10" x 10'9" (4.22m x 3.29m)

A rear facing double room, built in wardrobe, two upvc double glazed windows and central heating radiator.

Inner hall:

Central heating radiator.

Kitchen:

12'9" x 9'10" (3.90m x 3.02m)

Fitted with a range of base and wall units, composite sink unit, electric oven and electric hob. Part wall tiled, gas combi boiler, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bathroom

7'1" x 6'5" (2.17m x 1.98m)

Comprises wet room, electric shower, wc and wash hand basin, part wall tiling.

Rear hall:

10'3" x 3'9" (3.13m x 1.16m)

Upvc double glazed window, central heating radiator and composite door onto the garden.

Workshop:

11'2" x 7'3" (3.42m x 2.21m)

Water supply, power and lighting.

Flat 2:

Entrance:

26'10" x 5'11" (8.19m x 1.82m)

Door to staircase to first floor landing, built in storage area and central heating radiator.

Lounge:

17'3" x 14'11" (5.26m x 4.55m)

A spacious front facing room, electric fire in a surround, two upvc double glazed windows and central heating radiator.

Kitchen:

10'11" x 10'1" (3.35m x 3.08)

Fitted with a range of base and wall units, composite one and a half sink unit, part wall tiled, gas combi boiler, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

13'9" x 9'9" (4.20m x 2.98m)

A rear facing double room, electric fire in a surround, upvc double glazed window and central heating radiator.

Bathroom:

9'3" x 6'6" (2.84m x 2.00m)

Comprises bath with electric shower above, wash hand basin, part wall tiled and upvc double glazed window.

Wc:

6'6" x 3'1" (2.00m x 0.95m)

Wc and upvc double glazed window.

Second Floor:**Bedroom:**

16'1" x 14'11" (4.92m x 4.55m)

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

Bedroom:

13'10" x 9'9" (4.22m x 2.98m)

A rear facing double room, upvc double glazed window.

Exterior:

To the front of the property is a small walled garden area.

Garden:

To the rear of the property is a mainly pebbled garden and sun room.

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



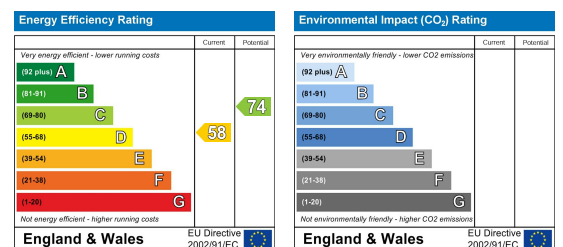
Floor Plan



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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