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97 Cardigan Road, Bridlington, YO15 3JU

Price Guide £560,000



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Welcome to Cardigan Road in the coastal town of Bridlington, this substantial detached house offers impressive living accommodation, making it an ideal family home.

With six spacious bedrooms and five reception rooms, this property is perfect for those seeking room to grow and entertain.

The house retains many original features, adding character and charm, while also presenting an exciting opportunity for modernisation to suit your personal taste. The four bathrooms provide ample facilities for a busy household, ensuring comfort and convenience for all residents.

Situated in a highly sought-after residential area on the south side of Bridlington, this property is ideally located near local schools, shops, and the beautiful south beach. The nearby Belvedere Golf Course and harbour offer additional leisure options, while the town centre is easily accessible for all your shopping and dining needs.

One of the standout features of this home is the converted former coach house, which has been transformed into additional living accommodation comprising lounge/diner, modern kitchen, two double bedrooms and modern bathroom. This space is perfect for multi-generational living, providing privacy and independence for extended family members or guests.

With ample parking available and large garage, this home is not only spacious but also practical. Don't miss the chance to view this remarkable home and envision the possibilities it holds.

Entrance:

Double doors into inner porch, period tiled floor. Stained glass door into a spacious inner hall, period tiled floor, understairs storage cupboard and central heating radiator.

Dining room:

16'1" x 14'8" (4.92m x 4.48m)

A spacious front facing room, fireplace with brick inset and wood surround. Secondary glazed bay window and central heating radiator.

Kitchen/diner:

21'9" x 14'7" (6.65m x 4.47m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, gas Aga cooker and electric free standing cooker. Part wall tiled, floor tiled, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, three sash windows and central heating radiator.

Side hall:

Period tiled floor and door into the garage.

Pantry:

7'6" x 4'2" (2.30m x 1.29m)

Sash window and period tiled floor.

Sitting room:

14'8" x 13'10" (4.49m x 4.24m)

A front facing room, log burning stove with wood surround, secondary glazed bay window and central heating radiator.

Lounge:

26'7" x 15'1" (8.12m x 4.60m)

A spacious side facing room, electric fire with tiled inset and wood surround. Timber framed double glazed window, two central heating radiators and patio doors onto the garden.

Sitting room two:

14'8" x 14'3" (4.48m x 4.35m)

A rear facing room, open fire with cast iron inset and wood surround. Sash window and central heating radiator.

Conservatory:

26'4" x 9'8" (8.03m x 2.95m)

Over looking the garden, tiled floor and french doors.

Bathroom:

9'6" x 5'3" (2.90m x 1.62m)

Comprises walk in shower with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, sash window and electric radiator.

First floor:

A spacious landing, three sash windows.

Bedroom:

16'1" x 13'6" (4.92m x 4.13m)

A front facing double room, sash window and central heating radiator. Door to:

Dressing room:

11'2" x 6'10" (3.41m x 2.10m)

A rear facing room, sash window, built in wardrobes and cupboards.

En-suite:

11'0" x 4'4" (3.36m x 1.34m)

Comprises walk in shower, wc, part wall tiled, two gas boilers, hot water store and central heating radiator.

Bedroom:

14'8" x 12'7" (4.49m x 3.84m)

A spacious front facing double room, fireplace with wood surround, built in wardrobe, sash window and central heating radiator.

Bedroom:

14'9" x 7'6" (4.52m x 2.31m)

A rear facing double room, built in cupboard and drawers. Sash window and central heating radiator.

Bathroom:

10'11" x 6'3" (3.33m x 1.91m)

Comprises, plumbing for a bath, wc, wash hand basin, part wall tiled, sash window and central heating radiator.

Second floor:

Skylight, built in storage cupboards and loft access.

Bedroom:

19'5" x 13'6" (5.92m x 4.13m)

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

Bedroom:

14'4" x 13'10" (4.38m x 4.23m)

A front facing double room, three sash windows and central heating radiator.

Bedroom:

14'3" x 13'1" (4.35m x 3.99m)

A spacious rear facing double room, built in wardrobe, secondary glazed sash window and central heating radiator.

Bathroom:

8'11" x 7'4" (2.73m x 2.25m)

Comprises bath with electric shower over, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and central heating radiator.

Former coach house:

Entrance:

Upvc double glazed door into inner hall, tiled floor and central heating radiator.

Lounge/diner:

17'5" x 15'5" (5.31m x 4.70m)

A spacious side facing room, feature brick fireplace, built in storage cupboard, central heating radiator and double doors onto the garden.

Kitchen:

13'3" x 9'11" (4.04m x 3.03m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven and hob. Part wall tiled, floor tiled, integrated fridge/freezer and plumbing for washing machine.

First floor:

Exposed beams, gas combi boiler and double glazed window.

Bedroom:

15'5" x 13'6" (4.71m x 4.13m)

A double aspect room, exposed beams, two double glazed windows and central heating radiator.

Bedroom:

12'2" x 9'6" (3.71m x 2.91m)

A rear facing double room, exposed beams, sky light and central heating radiator.

Bathroom:

8'3" x 5'6" (2.52m x 1.70m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, sky light and composite ladder radiator.

Exterior:

To the front of the property is a walled garden with borders of hedges and trees.

To the side elevation is a private pebbled driveway for parking.

Garden:

To the rear of the property is a good size enclosed garden. Large paved patio to lawn, well established borders of trees, shrubs and bushes.

Gated rear vehicle access for further parking.

Garage:

29'5" x 13'11" (8.99m x 4.25m)

Wooden doors, power and lighting.

Notes:

Council tax band: G

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

Approximate total area⁽¹⁾
4793 ft²
445.2 m²

Reduced headroom
84 ft²
7.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 R/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

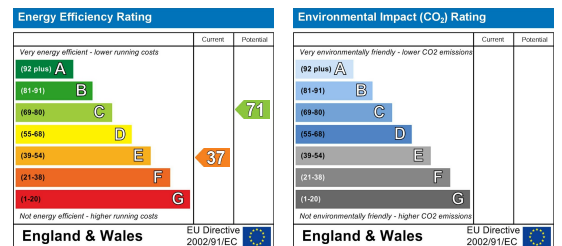
Calculations are based on RICS IPMS 3C standard.

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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



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