



73 Cardigan Road, Bridlington, YO15 3JU

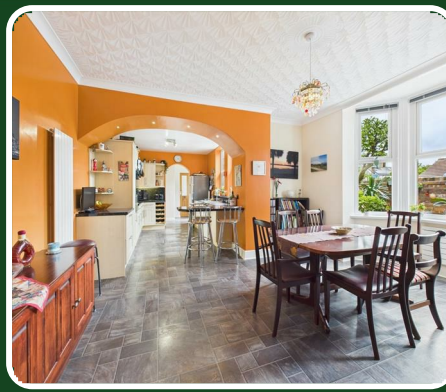
Price Guide £385,000



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Welcome to Cardigan Road in the coastal town of Bridlington, this substantial semi-detached house offers a perfect blend of traditional features and modern convenience that is ideal for a family.

The residence features three reception rooms, providing ample space for relaxation and entertaining. With five well-proportioned bedrooms, there is plenty of room for family members or guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Situated in a desirable residential area on the south side of Bridlington, this home is conveniently located near local schools, shops, the picturesque south beach and foreshore, perfect for leisurely strolls and seaside activities. For golf enthusiasts, the Belvedere Golf Course is just a stone's throw away, while the harbour and town centre are easily accessible, offering a variety of shops and local amenities.

The property retains many traditional period features, adding character and charm to the home. A private driveway at the front provides convenient off-street parking, while additional gated access at the rear leads to private parking and a double garage, ensuring that parking is never a concern.

This home is not only a beautiful residence but also a fantastic opportunity for families. With its prime location and generous living space, this property is sure to impress.

Entrance:

Upvc double glazed door into inner porch, period tiled floor. Door into spacious inner hall, understairs storage cupboard and central heating radiator.

Side porch:

Upvc double glazed door onto the rear garden.

Lounge:

16'6" x 13'7" (5.03m x 4.16m)

A spacious front facing room, electric fire with period tiled inset and wood surround. Two stained glass windows, sash bay window and central heating radiator.

Sitting room:

13'9" x 11'10" (4.20m x 3.62m)

A rear facing room, electric fire with period tiled inset and wood surround. Sash window, central heating radiator and upvc double glazed door onto the rear garden.

Kitchen/diner:

Dining area:

13'5" x 13'3" (4.10m x 4.06m)

A rear facing room, upvc double glazed bay window and column and vertical radiator.

Kitchen:

13'1" x 9'1" (4.01m x 2.78m)

Fitted with a range of base and wall units, breakfast bar, stainless steel one and a half sink unit, electric double oven and hob with extractor over. Part wall tiled, plumbing for dishwasher, space for fridge/freezer, built in storage cupboard with plumbing for washing machine, two upvc double glazed windows and upvc double glazed door onto the rear garden.

Wc:

5'7" x 2'10" (1.71m x 0.87m)

Wc, wash hand basin, full wall tiled and central heating radiator.

Garden room:

11'9" x 9'1" (3.59m x 2.77m)

A rear facing room, central heating radiator and upvc double glazed french doors onto the rear garden.

Utility:

9'3" x 8'2" (2.82m x 2.49m)

Fitted with base units, space for fridge/freezer, original sliding sash window.

First floor:

A spacious landing, understairs storage cupboard and central heating radiator.

Bedroom:

16'8" x 13'10" (5.10m x 4.23m)

A front facing double room, built in wardrobes, period fireplace with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

En-suite:

7'1" x 5'3" (2.18m x 1.62m)

Comprises shower cubicle with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

Bedroom:

10'7" x 9'6" (3.24m x 2.92m)

A rear facing double room, period fireplace with tiled inset and wood surround. Wash hand basin with vanity unit, two upvc double glazed windows and central heating radiator.

Bedroom:

13'8" x 12'1" (4.18m x 3.70m)

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

Bathroom:

10'4" x 9'5" (3.15m x 2.88m)

Comprises corner bath with shower attachment, wc and wash hand basin. Wall panelling, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Wc:

7'0" x 3'3" (2.14m x 1.01m)

Wc, wash hand basin, stained glass window and central heating radiator.

Landing:

Velux window.

Bedroom:

13'11" x 13'6" (4.26m x 4.13m)

A front facing double room, upvc double glazed window.

Bedroom:

12'8" x 12'2" (3.87m x 3.73m)

A front facing double room, built in wardrobe, wash hand basin, upvc double glazed window and velux window.

Dressing room:

8'8" x 6'2" (2.65m x 1.89m)

A side facing room, built in storage cupboard with upvc double glazed window.

Third floor:**Gallery:**

13'1" x 11'3" (3.99m x 3.44m)

Access to the eaves and four velux windows.

Exterior:

To the front of the property is a walled garden area with a hedged border. To the side elevation is a private block paved driveway with ample parking for two cars wide

Garden:

To the rear of the property is a walled garden. Mainly block paved with raised established flower beds, water and power point.
Gated access to further parking leading to the garages.

Double garage:

31'2" x 18'4" (9.5m x 5.6m)

Brick built, power and lighting.

Notes:

Council tax band: D

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



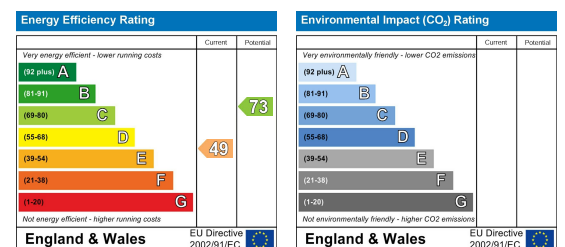
Floor Plan



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



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