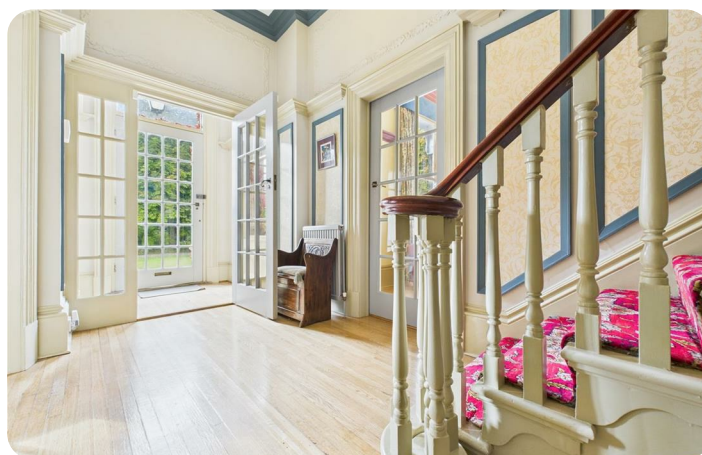
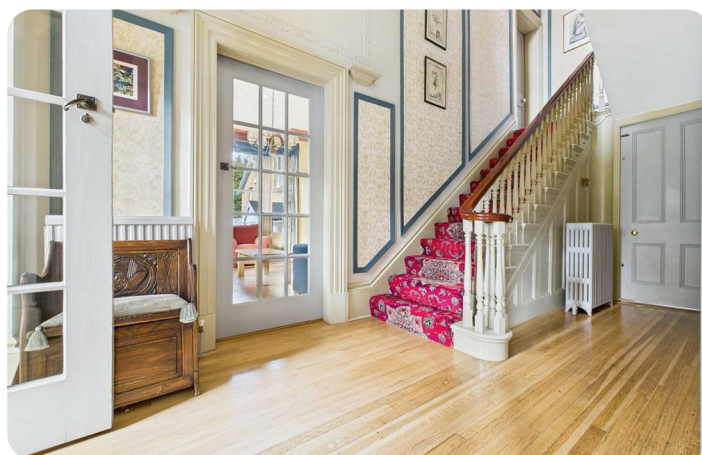




## Highfield Canton Villas, Bridlington, YO15 2JJ

Price Guide £550,000





# Highfield Canton Villas

Bridlington, YO15 2JJ

## Price Guide £550,000



Welcome to Canton Villas in the coastal town of Bridlington, an impressive detached house situated on approximately half an acre.

One of the standout features of this property is the versatile annexe, which can serve as a holiday let for additional income or as a space for multi-generational living. The two-storey double garage presents an exciting opportunity for development, subject to the relevant consents, allowing you to tailor the space to your needs.

Inside, the property is rich with period features, including parquet flooring, high ceilings, intricate skirting boards, elegant coving, and charming fireplaces that add character and warmth to the home. The front elevation of the property has a south facing aspect.

Conveniently located, the north beach is just 500 yards away, making it easy to enjoy seaside strolls. Additionally, a variety of local shops, including a supermarket, fish shop, hairdresser, and bakery, are all within a short 100-yard walk. For those who enjoy an active lifestyle, the nearby leisure centre offers a pool and gym complex, while the picturesque sea front promenade leads you directly to the harbour and town centre.

This property is a rare find, combining spacious living, period charm, and a prime location, making it an ideal choice for families.

### Entrance:

Door into inner lobby, parquet flooring. Door into a spacious inner hall, central heating radiator, cast iron radiator and parquet flooring.

### Lounge:

14'7" x 14'0" (4.47m x 4.27m)

A spacious front facing room, open fire with tiled inset and wood surround. Parquet flooring, sash bay window and cast iron radiator.

### Sitting room:

14'7" x 14'7" (4.47m x 4.46m)

A spacious front facing room, inset log burning stove with a wood surround. Parquet flooring, sash bay window, sash window, cast iron radiator and central heating radiator.

### Dining room:

14'10" x 12'9" (4.54m x 3.89m)

A side facing room, open fire with a brick surround, built in display cabinets and single glazed window.

### Kitchen/diner:

13'7" x 12'1" (4.16m x 3.70m)

Fitted with a range of base and wall units, granite worktops, inset stainless steel sink unit, gas Rayburn cooker, electric oven and gas hob. Plumbing for dishwasher, integrated fridge and freezer. Oak flooring, understairs storage cupboard, double glazed window, upvc double glazed window, vertical radiator, sky lantern and composite French doors onto a outer front patio.

### Cloakroom:

5'6" x 4'10" (1.68m x 1.48m)

Wc, wash hand basin, plumbing for washing machine, single glazed window and oak flooring.

### First floor:

A spacious landing with door onto an outer decked balcony.

### Bedroom:

14'9" x 14'8" (4.52m x 4.48m)

A spacious front facing double room, gas fire with tiled inset and wood surround. Built in wardrobe, wash hand basin, sash bay window and central heating radiator.

### Bedroom:

14'9" x 14'8" (4.52m x 4.48m)

A spacious front facing double room, built in wardrobes and cupboards. Wash hand basin, three sash windows and cast iron radiator.

### Bedroom:

18'2" x 13'1" (5.55m x 4.00m)

A spacious side facing double room, gas fire with a wood surround. Built in wardrobe, wash hand basin, sash bay window and central heating radiator.

### Bathroom:

13'3" x 10'5" (4.06m x 3.19m)

Comprises, bath with plumbed in shower over, shower cubicle with plumbed in shower, wc, bidet and wash hand basin. Part wall tiled, built in storage cupboard housing hot water store, double glazed window, heated towel rail and central heating radiator.

### Bathroom:

9'4" x 7'1" (2.87m x 2.16m)

Comprises bath, shower cubicle with plumbed in shower, wc, bidet and wash hand basin with vanity unit. Full wall tiled, extractor, double glazed window and central heating radiator.

### Cottage/Annexe:

#### Entrance:

Door into outer porch. Door leads into the lounge.

#### Lounge:

19'10" x 14'10" (6.05m x 4.54m)

A spacious front facing room, open fire, three sash windows and two central heating radiators.

#### Kitchen/diner:

14'7" x 14'1" (4.46m x 4.31m)

Fitted with a range of base and wall units, stainless steel double sink unit, freestanding electric cooker, plumbing for dishwasher, space for a fridge/freezer, double glazed window, central heating radiator and staircase to the first floor.

**Rear lobby:**

Gas boiler and door onto the rear.

**Rear hall:**

Single glazed window and door onto the rear.

**Wc:**

5'1" x 4'2" (1.56m x 1.28m)

Wc, wash hand basin and skylight.

**First floor:****Bedroom:**

15'0" x 14'5" (4.59m x 4.40m)

A spacious front facing double room, built in wardrobes, four upvc double glazed sash windows and central heating radiator.

**Bedroom:**

14'8" x 11'0" (4.48m x 3.36m)

A spacious side facing double room, wash hand basin, upvc double glazed window, central heating radiator and door into the main house.

**Bathroom:**

10'10" x 5'0" (3.31m x 1.54m)

Comprises bath with electric shower over, wc and wash hand basin. Built in storage cupboard housing hot water store, part wall tiled, double glazed window and heated towel rail.

**Grounds:**

Extensive established grounds, approx half an acre.

Circular driveway, lawn, borders of trees, hedges, shrubs and bushes. A large pond.

Large block paved parking area.

**Double garage/workshop:**

A two storey double garage/workshop. Electric door, power and lighting. Potential for development with the relevant consents.

**Notes:**

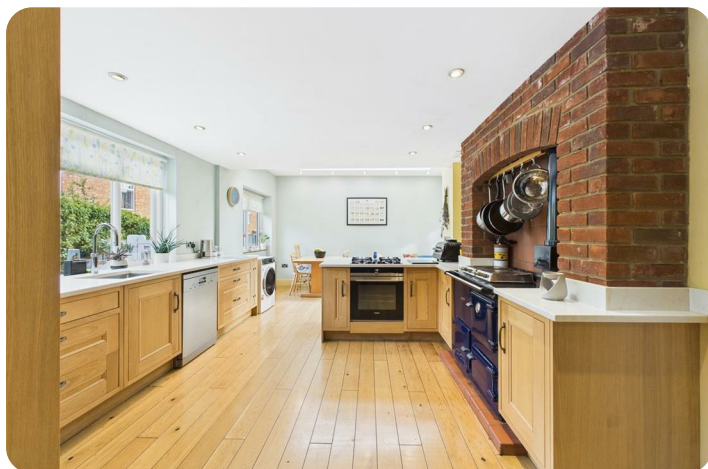
Council tax band: F

**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



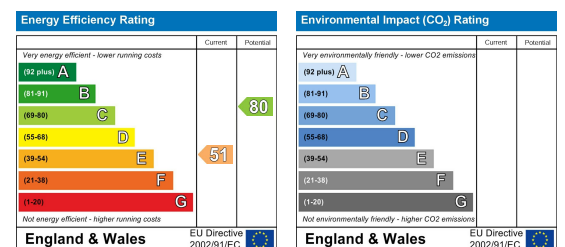
## Floor Plan



## 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.