



79 Cadman Road, Bridlington, YO16 6YZ

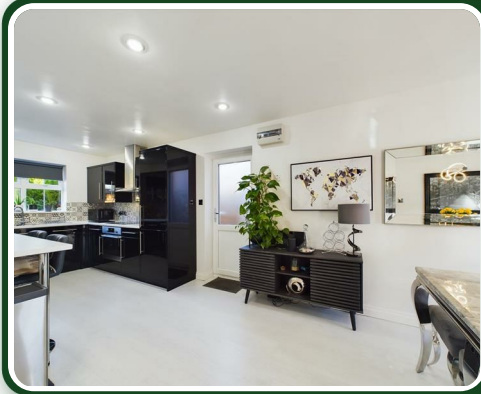
Price Guide £289,950



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A well appointed four bedroom detached house which has been extensively modernised by the current owners. Situated in a prime residential location just off Martongate. Convenient for access to schools, library, Inn/restaurant, supermarket and bus service routes.

The property comprises: Ground floor: wc, lounge and modern kitchen/diner. First floor: four bedrooms, one modern en-suite and modern bathroom. Exterior: Ample private parking, garage and private rear garden. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, understairs storage.

Wc:

5'8" x 2'5" (1.73m x 0.76m)

Wc, wash hand basin with vanity unit, part wall tiled, extractor and central heating radiator.

Lounge:

15'1" x 13'10" (4.61m x 4.23m)

A rear facing room, gas fire with marble inset and wood surround. Two central heating radiators, upvc double glazed window and upvc double glazed bay with french doors onto the garden.

Kitchen/diner:

26'6" x 7'11" (8.09m x 2.43m)

Fitted with a range of modern base and wall units, breakfast bar, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over.

Part wall tiled, integrated fridge/freezer, plumbing for washing machine, two upvc double glazed windows, two central heating radiators and upvc double glazed door to the side elevation.

First floor:

Built in storage cupboard housing hot water store.

Bedroom:

13'3" x 11'1" (4.05m x 3.40m)

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

En-suite:

5'11" x 3'10" (1.81m x 1.19m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Extractor, shaver socket, upvc double glazed window and stainless steel ladder radiator.

Bedroom:

12'11" x 7'11" (3.94m x 2.42m)

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

Bedroom:

11'4" x 9'0" (3.47m x 2.75m)

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

Bedroom:

9'0" x 8'5" (2.75m x 2.57m)

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

Bathroom:

8'3" x 5'10" (2.52m x 1.80m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and stainless steel radiator.

Exterior:

To the front of the property is a pebbled and block paved forecourt with ample parking.

Garden:

To the rear of the property is a private fenced enclosed garden. Paved and pebbled areas to lawn. Tiered decked patio, timber built bar and borders of shrubs and bushes.

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:

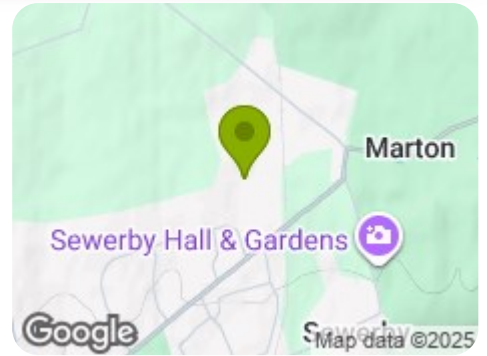
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



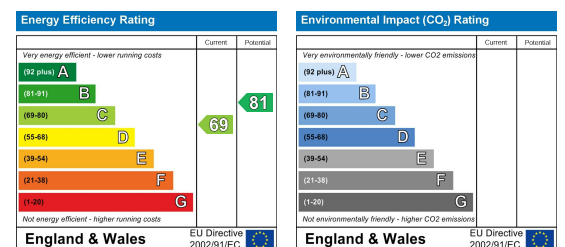
Floor Plan



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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