



32 Cardigan Road, Bridlington, YO15 3HQ

Offers Over £300,000



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Welcome to Cardigan Road in the coastal town of Bridlington. This semi-detached house presents an ideal opportunity for families seeking a spacious and traditional home.

The current owners have thoughtfully updated the home, featuring a contemporary kitchen and bathroom. The property also comprises four well-proportioned bedrooms, two inviting reception rooms providing ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

One of the standout features of this property is its location. It is conveniently situated near the south foreshore, allowing for easy access to the beach and seaside activities. Additionally, the town centre is just a short distance away, offering a variety of local shops, supermarkets, and schools, making it an ideal spot for families.

This semi-detached house on Cardigan Road is certainly worth considering.

Entrance:

Composite door into a spacious inner hall, period tiled flooring, stained glass window, central heating radiator and understairs storage cupboard.

Lounge:

12'10" x 12'3" (3.93m x 3.74m)

A spacious front facing room, fireplace with tiled inset and wood surround. Stripped floor boards, upvc double glazed bay window and central heating radiator.

Dining room:

15'8" x 10'10" (4.78m x 3.32m)

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

Kitchen/diner:

21'7" x 9'4" (6.59m x 2.87m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, integrated dishwasher, three upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

A spacious landing, upvc double glazed window and central heating radiator.

Bedroom:

12'4" x 11'10" (3.77m x 3.62m)

A front facing double room, built in wardrobes, upvc double glazed bay window and central heating radiator.

Bedroom:

12'10" x 10'11" (3.92m x 3.33m)

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

Bedroom:

9'9" x 9'1" (2.99m x 2.77m)

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

Bedroom:

8'7" x 7'9" (2.64m x 2.38m)

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

Bathroom:

7'4" x 7'0" (2.26m x 2.14m)

Comprises bath with shower attachment, wash hand basin, wall panelling, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Wc:

4'7" x 2'10" (1.40m x 0.87m)

Wc and upvc double glazed window.

Exterior:

To the front of the property is a private driveway with ample parking.

Garden:

To the rear of the property is a good size walled garden, paved patio to lawn.

Notes:

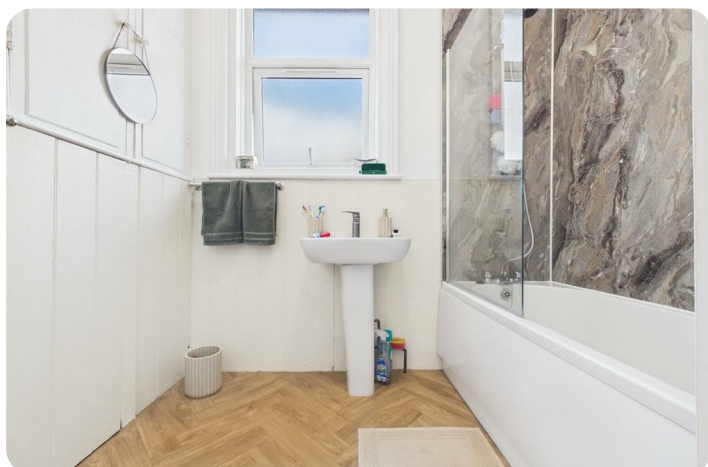
Council tax band D

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



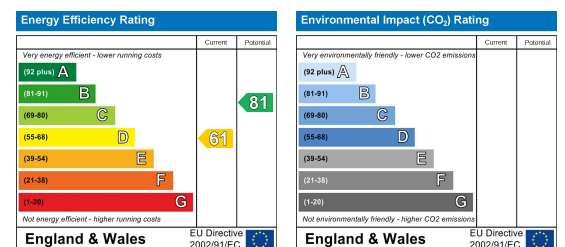
Floor Plan



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



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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