BELT
ESTATE AGENCY

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25 Cardigan Road, Bridlington, YO15 3HG

Offers Over £355,000

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The Property Ombudsman
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25 Cardigan Road

Bridlington, YO15 3HG

Offers Over £355,000

A well appointed large family detached bungalow offering spacious living accommodation. Situated in a prime residential location on the south side of Bridlington. Convenient for the south beach and foreshore, Belvedere golf course, harbour and access to the town centre.
The property comprises: spacious inner hallway, lounge, spacious kitchen/diner, utility, three double bedrooms, bathroom and wet room Exterior: private driveway with ample parking, garage and good size rear garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double doors into inner porch. Double doors into a spacious inner hall, built in storage cupboard and central heating radiator.

Lounge:

18'11" x 14'10" (5.77m x 4.53m)

A spacious front facing room, electric fire with wood surround, built in window seat, cupboards and shelves. Upvc double glazed bay window and central heating radiator.

Kitchen/diner:

21'5" x 14'11" (6.53m x 4.56m)

A spacious rear facing room, fitted with a range of base and wall units, stainless steel sink unit, electric double oven, gas hob, integrated dishwasher, part wall tiled, floor tiled, two upvc double glazed windows, central heating radiator, door to the side elevation and upvc double glazed door into the rear porch.

Utility:

9'10" x 7'1" (3.02m x 2.18m)

Fitted with a range of base and wall units, stainless steel double sink unit, gas boiler, plumbing for washing machine, part wall tiled and upvc double glazed window.

Bedroom:

14'8" x 11'11" (4.49m x 3.64m)

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

Bedroom:

13'10" x 11'5" (4.23m x 3.48m)

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

Bedroom:

13'3" x 9'10" (4.04m x 3.00m)

A side facing double room, built wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bathroom:

9'11" x 6'4" (3.03m x 1.95m)

Comprises bath, wc, wash hand basin, part wall tiled, built in cupboards, upvc double glazed window and central heating radiator.

Wet room:

9'3" x 4'9" (2.84m x 1.47m)

Comprises plumbed in shower, wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and radiator with towel rail.

Exterior:

To the front of the property is a walled garden area with lawn.

To the side elevation is a a private driveway with ample parking leading to the garage.

To the rear of the property is a good size garden. Paved patio areas, artifical grass and lawn.

Garage:

Notes:

Council tax band: E

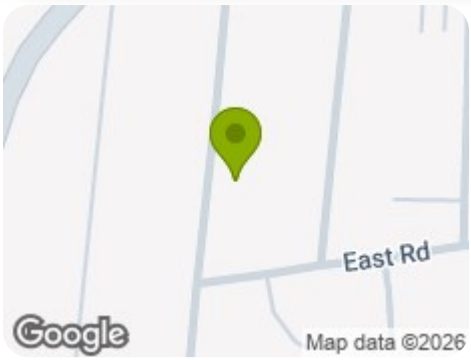
Purchase procedure

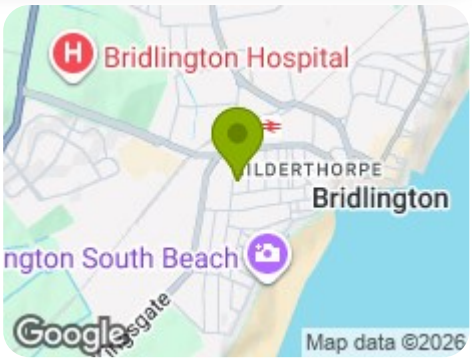
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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



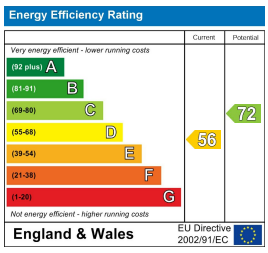


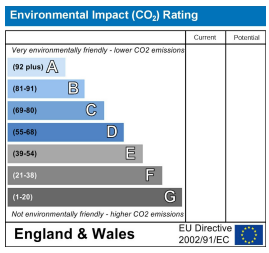
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.