



32 Cardigan Road  
Bridlington  
YO15 3HQ

ASKING PRICE OF

**£329,950**

**4 Bedroom Semi-Detached House**



Garden



4



2



1



Off Road  
Parking



Gas Central Heating

## 32 Cardigan Road, Bridlington, YO15 3HQ

An impressive four-bedroom semi-detached home full of character and space, offered for sale with no onward chain. A fabulous entrance hall with original tiled flooring creates an immediate impact, leading to a well-proportioned lounge, dining room and breakfast kitchen ideal for family living and entertaining. To the first floor are four generous bedrooms, a family bathroom and separate WC. Externally, the property boasts a west-facing rear garden with two stylish porcelain-tiled patio areas and a generous lawn, along with off-road parking to the front - a superb home in a fabulous southside location.

The Cardigan Road area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary

School (ages 3-11), a nursery school, Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and entertainment venues including Bridlington Spa.



Entrance Hall



Lounge



Dining Room



Breakfast Kitchen

## Accommodation

### ENTRANCE HALL

15' 8" x 7' 10" (4.80m x 2.41m)

The property is entered via a glazed composite door opening into a striking entrance hall featuring original tiled flooring and elegant coving. Natural light pours in through a charming stained-glass window to the front (the only single-glazed window within the property) and a further window to the side elevation. The hall provides access to the lounge, dining room and breakfast kitchen, along with a useful understairs storage cupboard, while a staircase rises to the first-floor landing.

### LOUNGE

12' 11" x 12' 5" (3.95m x 3.79m)

The lounge is a beautifully presented reception room, featuring a large bay window to the front elevation that fills the space with natural light. Exposed wood flooring and decorative coving enhance the character, while a radiator provides comfort. A fabulous feature fireplace with a striking red tiled surround and inset mirror creates an attractive focal point to the room.

### DINING ROOM

15' 8" x 10' 10" (4.80m x 3.32m)

The dining room features decorative coving and a radiator, with French doors opening directly onto the rear garden, creating a lovely connection to the outdoor space. Currently utilised as a games room, this versatile reception space could easily serve a variety of purposes, including a formal dining room, additional sitting room or home office to suit individual needs.

### BREAKFAST KITCHEN

21' 7" x 9' 5" (6.60m x 2.89m)

The breakfast kitchen is a bright and airy space, featuring three windows to the side elevation and French doors opening onto the rear garden, complemented by inset spotlighting. It is fitted with a range of wall, base, and drawer units with worktops over, finished with grey laminate flooring. Appliances include a five-ring gas hob with glass splashback and extractor fan, integrated dishwasher, and a 1½ stainless steel sink with a shower-style mixer tap. There is space for a fridge freezer, washing machine, and dryer, while a radiator and ample room for a good-sized dining table create a practical and inviting casual dining area.



Kitchen



Landing



Bedroom 1

### LANDING

9' 11" x 5' 7" (3.03m x 1.71m)

The first-floor landing is bright and airy, featuring a window to the side elevation, a radiator, and a loft hatch with a pull-down ladder for easy access. Doors lead off to all four bedrooms, the family bathroom, and the separate WC.

### BEDROOM 1

14' 8" x 12' 0" (4.48m x 3.67m)

The master bedroom is a generous size and benefits from a bay window to the front elevation, allowing for plenty of natural light. Additional features include decorative coving, a radiator, and built-in storage with both hanging rails and shelving.

### BEDROOM 2

12' 11" x 10' 11" (3.94m x 3.34m)

The second bedroom features a window to the rear elevation overlooking the rear garden, providing a pleasant outlook, along with a radiator.



Bedroom 2

### BEDROOM 3

9' 9" x 9' 1" (2.98m x 2.79m)

The third bedroom also benefits from a window to the rear elevation along with a radiator.

### BEDROOM 4

8' 8" x 7' 10" (2.65m x 2.41m)

Bedroom four benefits from a window to the front elevation and a radiator.

### BATHROOM

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

The family bathroom benefits from a window to the side elevation and is fitted with a panelled bath incorporating a shower attachment, glass screen and wet wall surround. The suite also includes a wash hand basin and radiator, extractor fan complemented by herringbone-effect vinyl flooring. There is a useful storage cupboard housing the gas central heating boiler.



Bedroom 3



Bedroom 4



Bathroom



Garden

## WC

4' 7" x 2' 9" (1.41m x 0.85m)

The separate WC benefits from a window to the side elevation, vinyl flooring and a WC.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

UPVC double glazing throughout.

## OUTSIDE

To the front, the property is set back from the road and offers ample off-road parking with two gravelled areas and a paved pathway leading to the front entrance. To the side, two gates provide access to the rear of the property.

To the rear, the west-facing garden features two porcelain-tiled patio areas, ideal for seating or dining, as well as space for a garden shed. A feature wall with two steps leads up to a raised lawn area, and the garden is enclosed by brick walls on both sides.

## PARKING

Off Street parking is available on the front of the property.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - D

## ENERGY PERFORMANCE CERTIFICATE - D

Works have been carried out since the Energy Performance Certificate was commissioned that may have improved the rating.

The digitally calculated floor area is 140 sq m (1,507 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

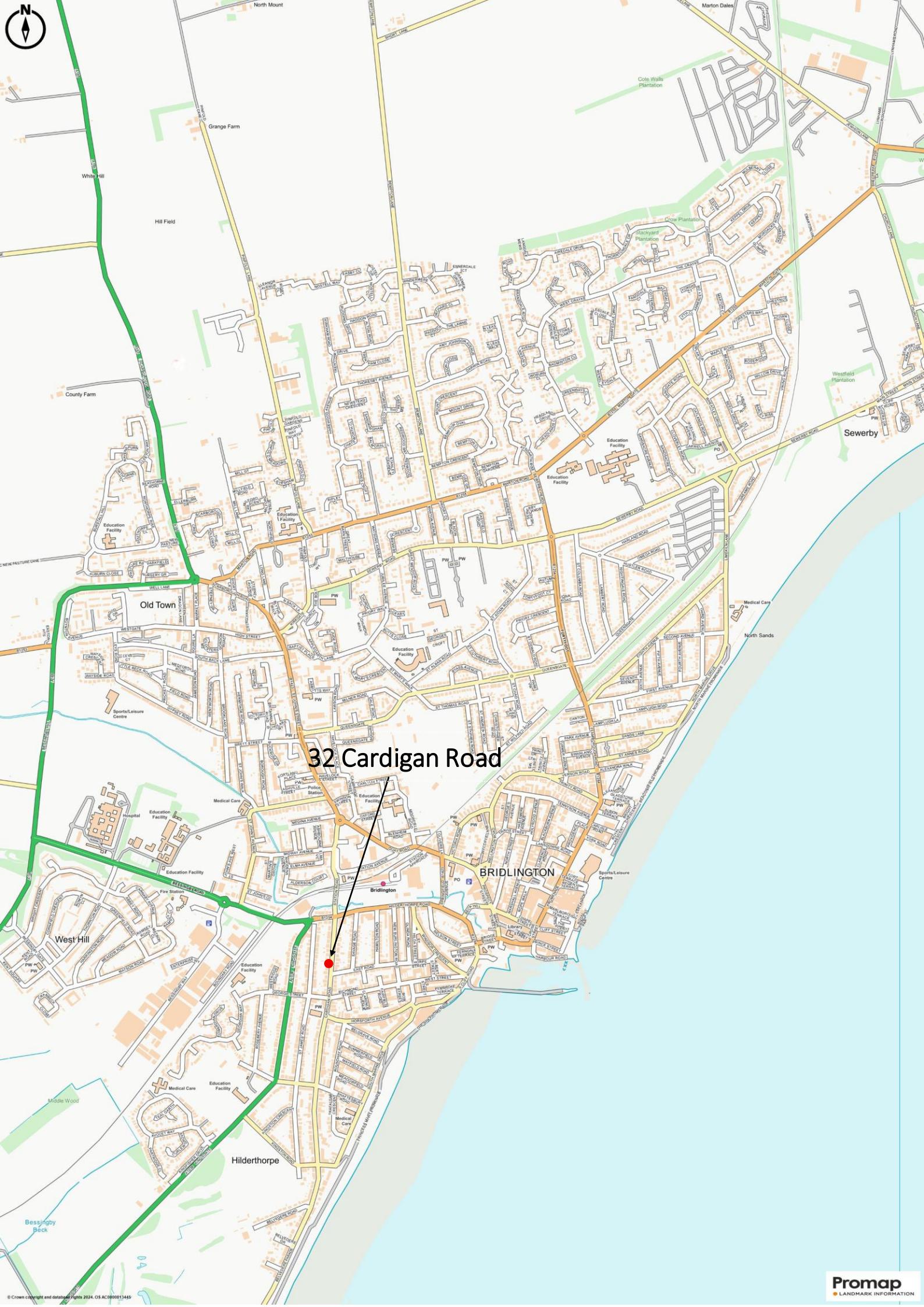
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulliyotts 01262 401401 - Option 1.

Regulated by RICS



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