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your trusted property experts

**Cardigan Road,  
Bridlington, YO15 3LR**

**Rent - £625 Per Month  
Deposit - £720**

A well-presented top floor flat on Cardigan Road, Bridlington, offering two comfortable bedrooms, a bright living area, and a kitchen and bathroom. Ideally located close to local amenities and the seafront, this property provides convenient, single-level living in a quiet residential setting. Early viewing recommended.



**LOUNGE**

6.7 x 3.4 (21'11" x 11'1")

**KITCHEN**

3.4 x 2.7 (11'1" x 8'10")

**BEDROOM ONE**

5.1 x 5.2 (16'8" x 17'0")

**BEDROOM TWO**

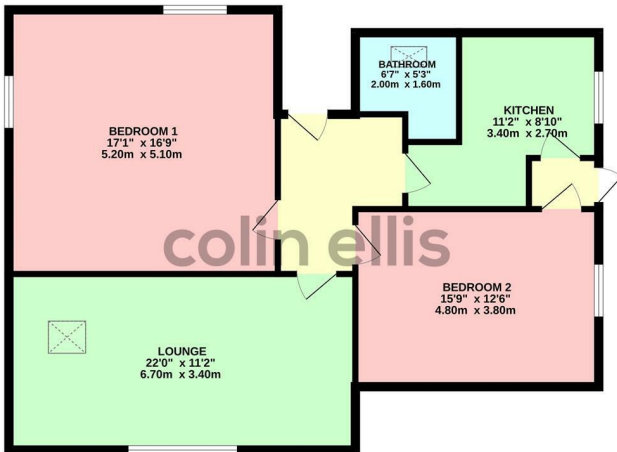
4.8 x 3.8 (15'8" x 12'5")

**BATHROOM**

2 x 1.6 (6'6" x 5'2")



TOP FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the above information, measurement of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for general guidance only and should be used as such for any prospective purchase. The seller, agent or advertiser does not warrant, represent or guarantee as to their quantity or efficiency can be given. Please see EPC/2020.

Cardigan Road - 18796496  
Council Tax Band - A  
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			
England & Wales		57	70
		EU Directive 2002/91/EC	



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