

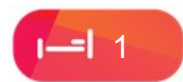


colin ellis
your trusted property experts

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

**Rent - £425 Per Month
Deposit - £490**

A well-presented Studio flat on Cardigan Road, Bridlington, offering a large living/bedroom area, and a separate 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. CALL THE OFFICE TO BOOK IN A VIEWING.



LIVING/BEDROOM AREA

6.7 x 4.3 (21'11" x 14'1")

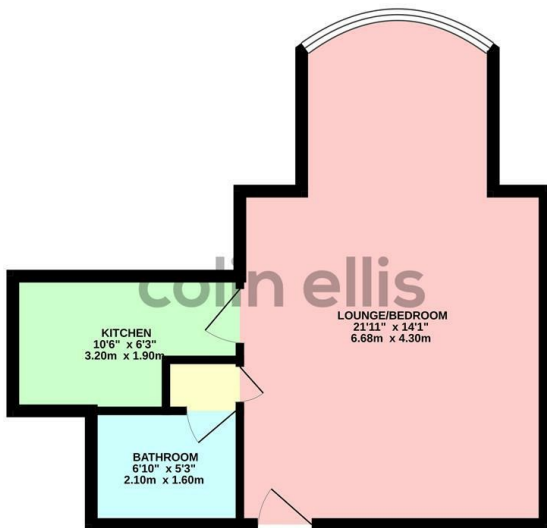
KITCHEN

1.9 x 3.2 (6'2" x 10'5")

BATHROOM

1.6 x 2.1 (5'2" x 6'10")

FIRST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of work, buildings, contents and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cardigan Road - 18796493

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	77
		EU Directive 2002/91/EC	



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