

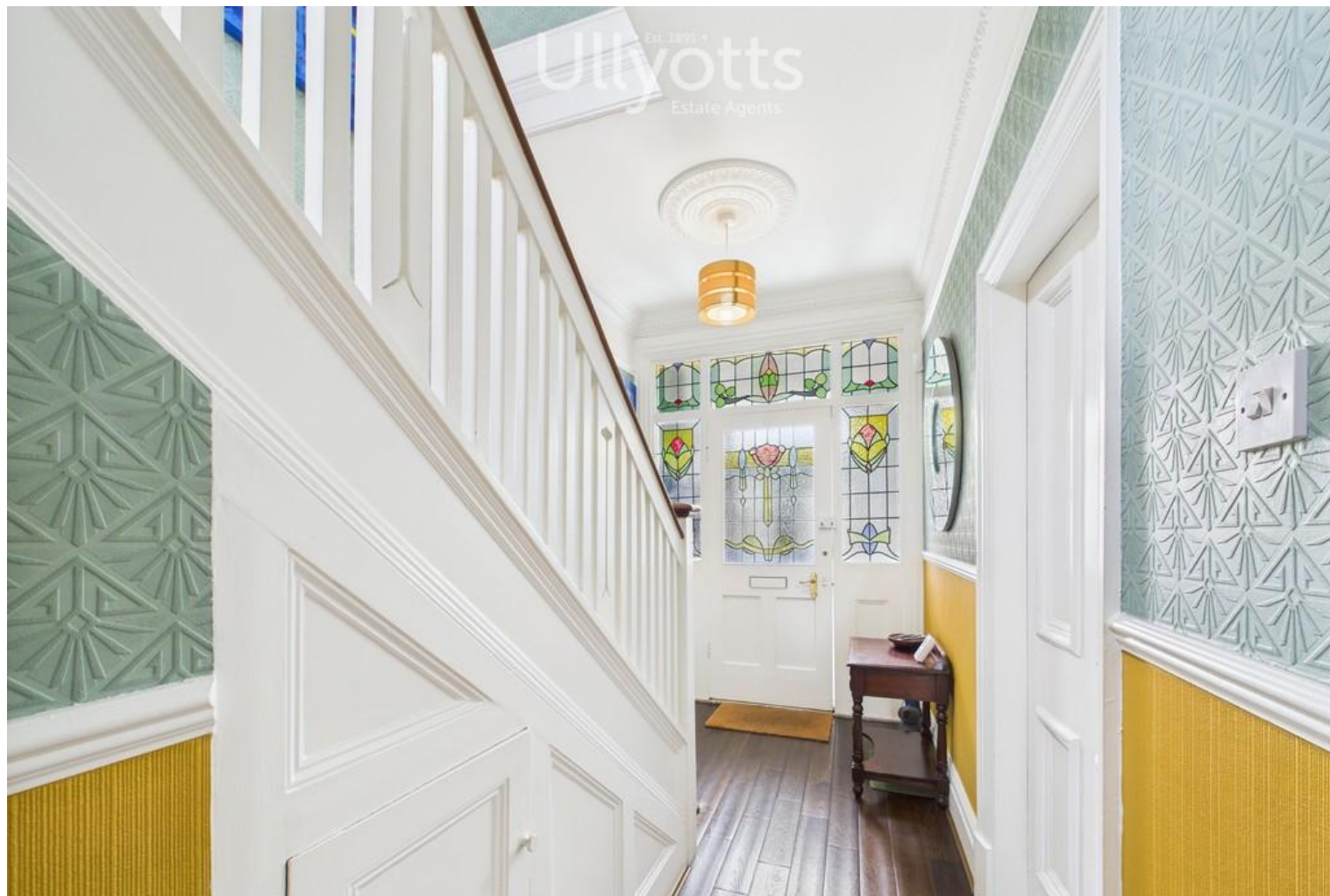


20 Cardigan Road  
Bridlington  
YO15 3HQ

OFFERS OVER

£295,000

3 Bedroom Semi-Detached House



Entrance Hall



3



2



2



Garage, Off  
Road Parking



Gas Central Heating

## 20 Cardigan Road, Bridlington, YO15 3HQ

This beautiful three-bedroom semi-detached house is situated in the desirable South-Side location of Cardigan Road, this home has been thoughtfully transformed by the current owner into a stylish and welcoming space, perfect for both family living and entertaining.

The property features a spacious entrance hall with charming stained-glass windows, setting a welcoming tone from the moment you step inside. A generously sized lounge and separate dining room flow effortlessly into the orangery and newly fitted kitchen, which overlooks the private rear garden, creating a bright and sociable living space.

Additionally, the property benefits from a converted garage-currently used as a studio with its own WC-and a fully powered summer house, offering versatile spaces

ideal for a home office, creative studio, or guest accommodation.

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.





Lounge



Dining Room



Kitchen



Kitchen

## Accommodation

### PORCH

6' 5" x 3' 4" (1.96m x 1.04m)

The property opens with a practical entrance porch, featuring double entrance doors and tiled flooring, an ideal space for additional storage.

### ENTRANCE HALL

13' 11" x 6' 4" (4.25m x 1.95m)

The entrance features a stunning timber door framed by elegant side and top stained glass windows, allowing natural light to filter through with a touch of colour. Engineered oak flooring, complemented by a radiator ensuring comfort year-round. Staircase leads to the first floor, while classic architectural details such as a ceiling rose, cornice, and dado rail enhance the room's timeless charm. Additionally, a practical under-stairs cupboard provides convenient storage.

### LOUNGE

16' 4" x 13' 3" (4.98m x 4.06m)

The spacious and bright lounge features a large bay window to the front, allowing for plenty of natural light. Traditional details such as cornicing, coving, and a

decorative ceiling rose add character, while a modern electric fireplace with a surrounding hearth provides a stylish focal point. A central radiator ensures the room remains warm and inviting year-round.

### DINING ROOM

13' 10" x 11' 9" (4.22m x 3.59m)

Finished with luxury vinyl plank flooring, the room features elegant cornicing, a decorative ceiling rose, and a central radiator. A striking feature fireplace and period-style surround adds character. This bright and colourful open space benefits from Liberty glass doors leading into the sun room, with an archway offering easy access to the kitchen.

### KITCHEN/DINING AREA

16' 7" x 8' 0" (5.06m x 2.44m)

The stylish, recently modernized navy kitchen features durable composite worktops and a range of over and under units, including pull-out storage solutions and a full-height larder cupboard. Integrated appliances include a washing machine, dryer, and dishwasher, with space provided for a freestanding fridge freezer. The stainless



Sun Room



w/c



Landing



Bedroom 1

steel sink with mixer tap is set beneath a double-glazed window to the rear, offering a pleasant view over the private garden. The kitchen also benefits from an additional rear-facing double-glazed window, enhancing natural light throughout. A gas hob, electric oven, and modern ceiling spotlights complete this bright and functional cooking space. A Liberty glass door also leads into the sun room.

### SUN ROOM

11' 4" x 8' 11" (3.47m x 2.74m)

The sun room is a bright and inviting extension of the living space, featuring a blue glass roof and surrounding windows that flood the room with natural light. French doors open directly onto the private rear garden, creating a seamless connection between indoor and outdoor areas. The space is finished with laminate flooring and a radiator, ensuring comfort and usability throughout the year.

### WC

7' 10" x 2' 6" (2.40m x 0.77m)

The L-shaped downstairs WC features a modern vanity unit with an integrated sink, a WC, and a side-facing

window providing natural light and ventilation. The clever L-shaped layout also offers potential for additional storage, making practical use of the available space.

### HALF LANDING

With window to side elevation and coving.

### FIRST FLOOR LANDING

11' 0" x 4' 11" (3.37m x 1.51m)

The first-floor landing features a loft access, radiator and coving blending functionality with classic detailing.

### BEDROOM 1

13' 10" x 10' 6" (4.23m x 3.22m)

Window overlooking the rear elevation, filling the room with natural light. It is warmed by a radiator and offers practical storage with a built-in cupboard. Adding character and charm, a feature cast iron fireplace serves as a lovely focal point, blending classic elegance with homely comfort.

### ENSUITE

10' 2" x 2' 9" (3.11m x 0.86m)

A modern white suite comprising vanity wash hand basin,





Ensuite



Bedroom 2



Bedroom 3



Bathroom

low level WC, walk in shower cubicle with thermostatic shower over. Large storage cupboards and drawers, tiled walls and flooring, window to side elevation, ceiling spotlighting and heated towel ladder.

### BEDROOM 2

16' 6" x 10' 8" (5.04m x 3.26m)

Boasts a charming bay window to the front elevation, flooding the room with natural light. It features elegant coving, a radiator for warmth, and a convenient storage cupboard.

### BEDROOM 3

9' 5" x 7' 10" (2.89m x 2.41m)

Featuring a window to the front elevation, radiator and decorative coving this room blends natural light with classic architectural details.

### BATHROOM

9' 2" x 5' 0" (2.80m x 1.53m)

This modern bathroom suite features a stylish 'P'-shaped bath with a glass shower screen and a thermostatic shower overhead. A sleek vanity unit incorporates a wash hand basin, low-level WC, and ample storage cupboards

for convenience. Two windows to the side elevation allow natural light to brighten the space, which is finished with tiled walls and laminate tiled flooring. Additional highlights include recessed shelving, ceiling spotlights, and a wall-mounted sensor mirror with integrated lighting, combining functionality with contemporary design.

### GARAGE CONVERSION / STUDIO / OFFICE

14' 4" x 10' 8" (4.37m x 3.27m)

This was the original garage which has now been turned into an art studio/office for the current vendors, it is boarded out with power and light connected, wooden panelling to ceiling with spotlighting, with potential for guest accommodation. French doors to the front and window to the side elevation.

### STUDY/STORAGE

14' 9" x 9' 1" (4.50m x 2.79m)

Converted from part of the original garage, this versatile space is currently used for storage. It features a uPVC door and side window, a base unit with a stainless steel sink, and space for additional white goods. A separate WC adds further convenience, enhancing the potential for use as a utility area or workshop.



Office



Office



Summer House



Garden

## SUMMERHOUSE

At the bottom of the garden stands a charming summer house - a bright and airy room currently used by the vendor as an art studio. It features French doors that open to the garden, laminate flooring, ceiling spotlighting, and connected power and lighting, making it a versatile space perfect for creative pursuits or relaxing retreats.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

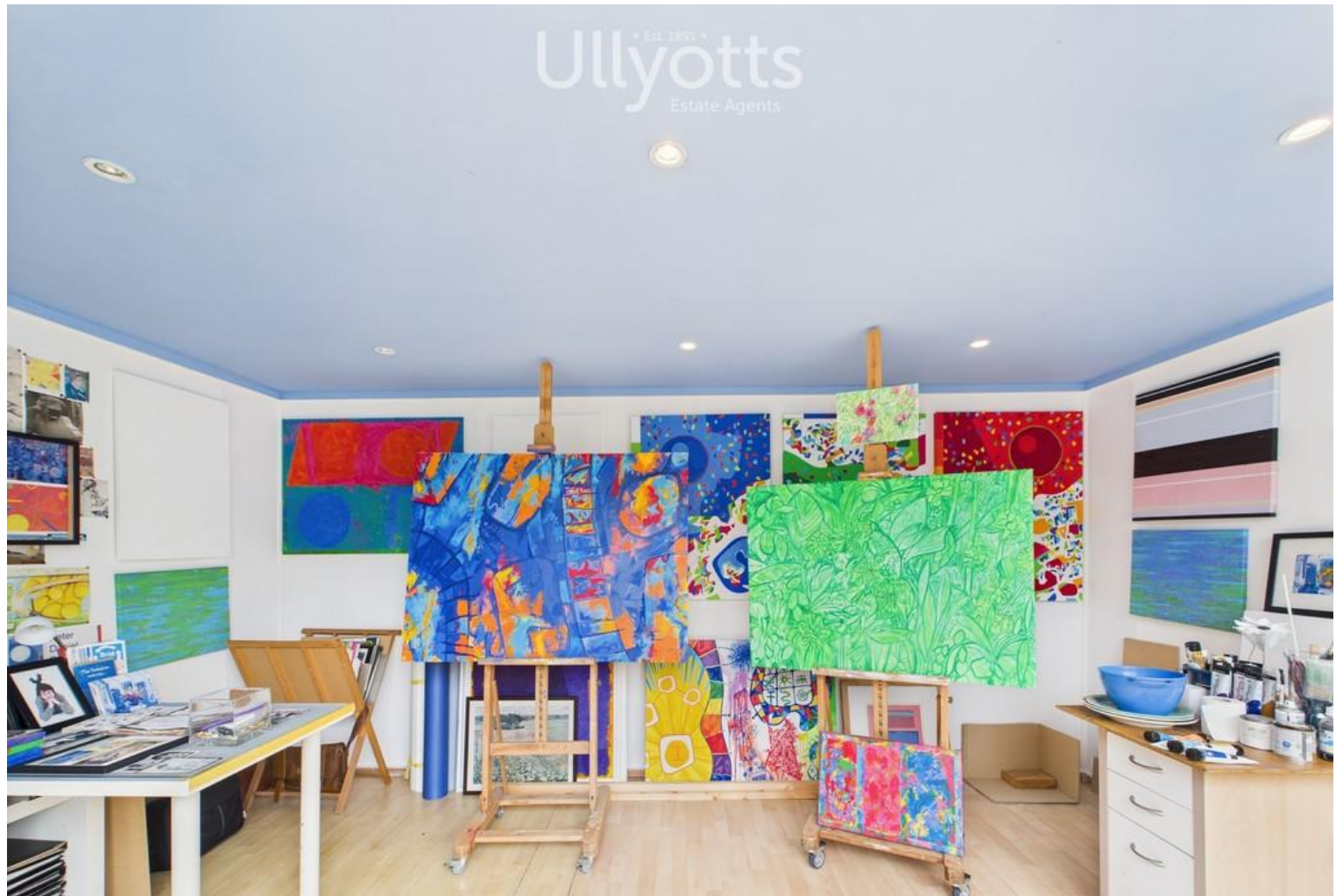
The property benefits from uPVC double glazing throughout.

## OUTSIDE

To the front of the property, a walled frontage with decorative railings, a pedestrian hand gate, and double gated vehicular access provides security. A newly concreted driveway offers ample parking for several vehicles, bordered by a brick wall for added privacy.

The sunny, south-facing rear garden offers privacy and seclusion. It features a generous lawn, a paved pathway, and a patio area perfect for outdoor dining or relaxing. A newly raised decked area with fitted lighting enhances the space for evening enjoyment. Beautifully maintained borders burst with vibrant shrubs and flowers of varying heights, creating a colourful and inviting atmosphere. The garden also offers convenient access to the converted garage and the charming summer house at the rear.





### **SOLAR PANELS**

The panels are owned by the current vendors.

### **TENURE**

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

### **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.

**COUNCIL TAX BAND- C**

**ENERGY PERFORMANCE CERTIFICATE - AWAITED**



Garden



Drive

The stated EPC floor area, (which may exclude conservatories),  
is approximately 163 m<sup>2</sup> (1754 ft<sup>2</sup>)



## VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

## FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



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Estate Agents



Garden







# | Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*

# ■ Ulllyotts ■

EST 1891



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