



11 Cadman Road, Bridlington, YO16 6YZ

Price Guide £285,000



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A three bedroom detached bungalow situated on a good size corner plot with detached double garage. Located in a prime residential location just off Martongate. Convenient for access to schools, library, Inn/restaurant, supermarket and bus service routes. Ideal for retirement. The property comprises: lounge, dining room, kitchen/diner, three bedrooms, one en-suite and bathroom. Exterior: gardens, private driveway for parking and a double garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Composite door into inner hall, central heating radiator and built in storage cupboard housing hot water store.

Lounge:

17'1" plus bay x 13'4" (5.23m plus bay x 4.07m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window, two central heating radiators and archway into.

Dining room:

11'4" x 8'8" (3.46m x 2.66m)

A rear facing room, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen/diner:

17'3" x 9'10" (5.27m x 3.00m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, floor tiled, plumbing for

washing machine, integrated fridge and freezer. Upvc double glazed window, central heating radiator and composite door onto the garden.

Bedroom one:

12'4" x 11'7" (3.78m x 3.54m)

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

En suite:

6'6",78'8" x 6'2" (2.24m x 1.88m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator,

Bedroom two:

9'6" x 9'6" min (2.92m x 2.91m min)

A front facing double room, fitted wardrobes, two upvc double glazed windows and central heating radiator.

Bedroom three:

9'6" x 8'3" (2.92m x 2.52m)

A front facing single room, fitted wardrobes, upvc double glazed window and central heating.

Bathroom:

7'2" x 6'2" (2.20m x 1.89m)

Comprises bath, wc and wash hand basin. Part wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden. Lawn with borders of shrubs and bushes. To the side elevation is a block paved driveway leading to a detached brick built double garage.

Garden:

To the rear of the property is an enclosed garden. Block paved patio to lawn with borders and a shed.

Notes:

Council tax band: D

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

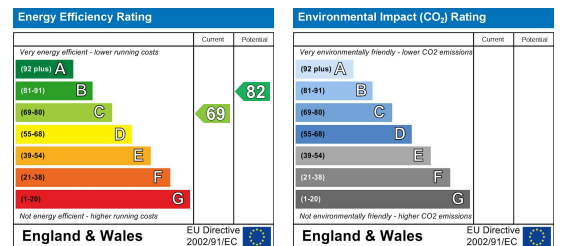


Floor Plan

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.