



28 & 28a Cardigan Road
Bridlington
YO15 3HQ

GUIDE PRICE

£220,000

**Residential Property currently split into Two
Apartments**



Garden



3



2



2



Garage, Off
Road Parking



Gas Central Heating

28 & 28a Cardigan Road, Bridlington, YO15 3HQ

This semi-detached property offers an excellent opportunity for investors or buyers seeking a versatile home, currently arranged as two self-contained apartments and offered with no onward chain. The ground-floor apartment features a spacious lounge, one bedroom, a kitchen, utility space, bathroom, access to the garage and a private garden, while the first-floor apartment provides two bedrooms, a lounge, kitchen, bathroom and separate WC, with parking available to the front. The property presents strong rental potential or could be converted back into a single-family home, subject to the relevant consent.

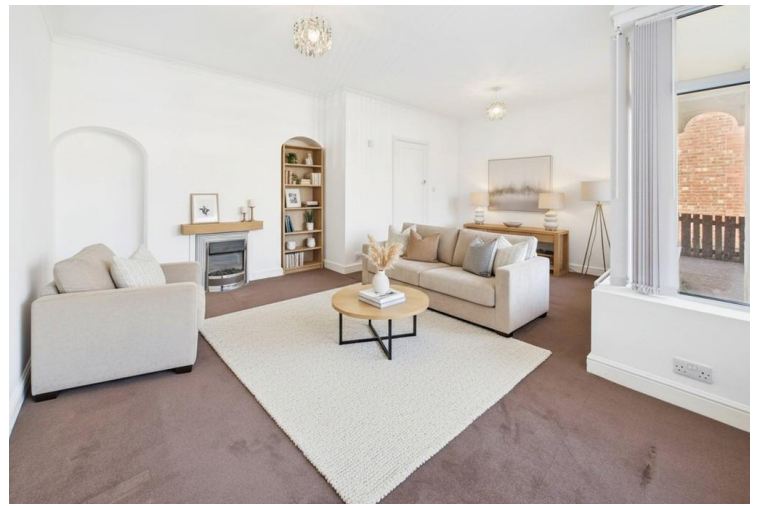
The Cardigan Road area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary

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.



Lounge 28



Virtually Staged Lounge



Bedroom 28



Virtually Staged Bedroom

Accommodation

28 - GROUND FLOOR APARTMENT

ENTRANCE HALL

11' 0" x 4' 0" (3.36m x 1.22m)

Entrance to the property is via a glazed uPVC door into the main entrance hall with a storage cupboard, radiator and doors to all rooms.

LOUNGE

18' 11" x 9' 7" (5.77m x 2.93m)

The lounge is light and airy, featuring two large windows to the front elevation, decorative arched alcoves, a feature fireplace, two chandelier light points and a radiator.

KITCHEN

12' 2" x 9' 3" (3.71m x 2.84m)

The kitchen is well presented, featuring a window to the side elevation and a range of wall, base and drawer units with worktops over, a tiled splashback and mosaic- effect vinyl flooring. Integrated appliances include an electric oven, hob and extractor fan, while a stainless- steel sink and drainer with mixer tap sits beneath the window. A door leads through to the utility room.

UTILITY ROOM

10' 9" x 4' 6" (3.28m x 1.39m)

The utility room includes a window to the side elevation, base units with worktops over, a tiled splashback and mosaic- effect vinyl flooring. There is space for a washing machine and dryer, a radiator, and doors to two storage cupboards-one housing the gas central heating boiler-as well as a uPVC door leading out to the rear garden.

BEDROOM

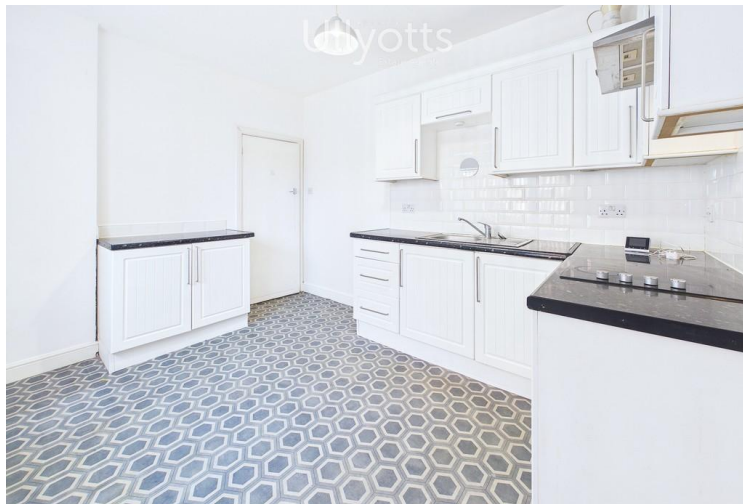
13' 8" x 10' 7" (4.18m x 3.23m)

The bedroom benefits from a window to the rear overlooking the rear garden and a radiator.

BATHROOM

6' 2" x 4' 7" (1.88m x 1.42m)

The bathroom benefits from a window to the side elevation, partially tiled walls and vinyl flooring. It includes a panelled bath with a shower over, a wash hand basin and a WC.



Kitchen 28



Bathroom 28



Garage 28



Entrance To 28a Upper Floor

28A - FIRST FLOOR APARTMENT

Entrance to the property is via three steps leading up to a glazed uPVC door, which opens into an internal staircase rising to the first floor.

HALLWAY

16' 5" x 3' 1" (5.01m x 0.95m)

The hall benefits from a window to the side elevation, a radiator, and doors leading to all rooms.

LOUNGE

13' 10" x 11' 9" (4.23m x 3.60m)

The lounge is positioned to the rear of the property, overlooking the garden, and features a tiled fireplace, a radiator, and a useful storage cupboard housing the gas central heating boiler.

KITCHEN

9' 8" x 9' 8" (2.95m x 2.95m)

The kitchen benefits from a window to the rear elevation and is fitted with a range of wall, base and drawer units with worktops over, a tiled splashback and vinyl flooring. A stainless- steel sink and drainer with mixer tap sits beneath the window, with space available for appliances.

BEDROOM 1

15' 10" x 11' 4" (4.83m x 3.47m)

Bedroom one benefits from a window to the front elevation, a radiator, and a feature tiled fireplace.

BEDROOM 2

12' 9" x 7' 4" (3.9m x 2.26m)

The second bedroom also features a front- facing window and a radiator.

BATHROOM

6' 1" x 5' 10" (1.86m x 1.78m)

The bathroom benefits from a window to the side elevation and includes a panelled bath with an electric shower over, a wash hand basin, tiled walls, vinyl flooring and a radiator.

WC

3' 4" x 2' 11" (1.03m x 0.90m)

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



Lounge28a



Virtually Staged Lounge



Kitchen 28a



Bedroom 128a

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 behind a low-level wall with a hardstanding front garden that could provide additional parking, alongside a driveway to the side leading to the garage.

To the rear, there is a generous patio area with steps rising to a raised garden featuring a lawn, colourful shrubs and a mature tree, creating a pleasant and well-established outdoor space.

GARAGE

The garage benefits from an up and over door.

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 - AA

ENERGY PERFORMANCE CERTIFICATE

28 - RATED C

28a - RATED C



Virtually Staged Bedroom 1



Bedroom 2 28a



Virtually Staged Bedroom 2



Bathroom 28a

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.

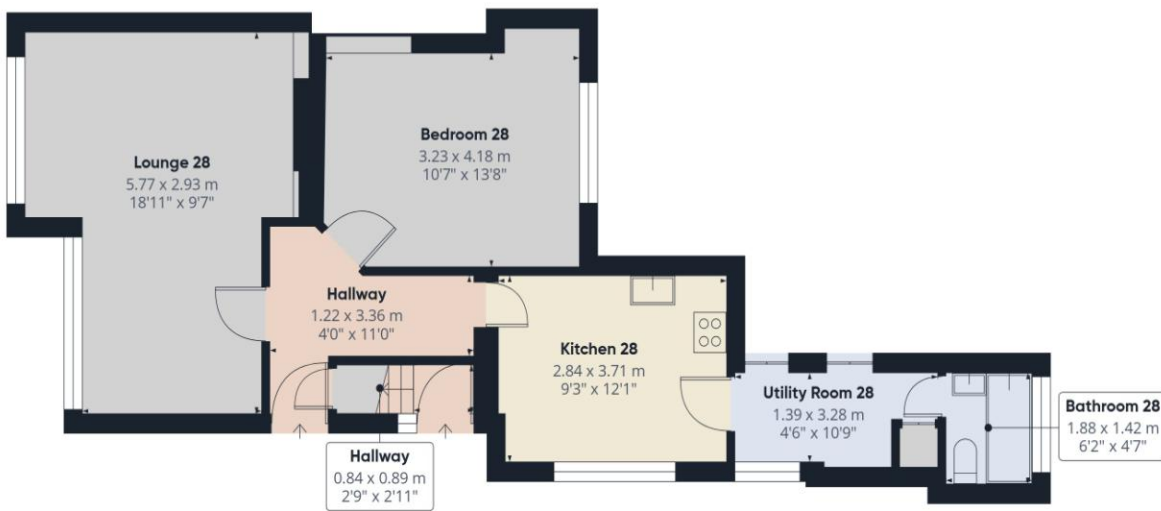
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated whole floor area is (120.3 m²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0

Approximate total area⁽¹⁾

62.1 m²
669 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Floor 1



Approximate total area⁽¹⁾

58.2 m²
 627 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

• Est. 1891 •
Ullyotts
Estate Agents



Bridlington South Side

Testimonials

Ullyotts 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. Ullyotts 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 Ullyotts 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 Ullyotts. Great Job!

▪ Est. 1891 ▪
Ulllyotts
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