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your trusted property experts

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

**Rent - £650 Per Month
Deposit - £750**

A well-presented ground floor flat on Cardigan Road, Bridlington, offering two comfortable bedrooms, a bright living area, and a modern 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.



LOUNGE

7.3 x 4.1 (23'11" x 13'5")

KITCHEN

4.5 x 6.5 (14'9" x 21'3")

BEDROOM ONE

3.7 x 3.5 (12'2" x 11'6")

BEDROOM TWO

3.5 x 4.4 (11'6" x 14'5")

BATHROOM

2.2 x 2.6 (7'3" x 8'6")



GROUND FLOOR
990 sq ft. (92.0 sq.m.) approx.



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TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 - 18796488

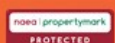
Council Tax Band - A

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	70	72
(31-40)	F		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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