

# HUNTERS®

HERE TO GET *you* THERE



## Cadman Road

Bridlington, YO16 6YZ

Offers In The Region Of £300,000



Council Tax: D



# 48 Cadman Road

Bridlington, YO16 6YZ

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Welcome to this immaculately presented detached family home, located in a quiet and sought-after residential area of Bridlington. Boasting a garage, off-road parking, and a private garden, this property is ideal for families or anyone seeking comfortable and stylish living with easy access to local amenities.

Step into a welcoming entrance hall, leading into a bright and airy living room with a bay window, offering plenty of natural light and space to relax or entertain. The modern open-plan kitchen/diner is thoughtfully designed with an integrated oven and hob, generous cupboard space for all your storage needs, and ample room for a dining table – perfect for family meals or hosting guests. Double doors lead out to the garden, making it a social space ideal for indoor-outdoor living. The ground floor also benefits from a convenient downstairs W/C.

Upstairs, you'll find three generously sized bedrooms, each offering comfortable accommodation for a growing family or flexible use as an office or guest space. The family bathroom features a modern three-piece suite with a bath and overhead shower – combining style and practicality for everyday use.

Outside, the enclosed rear garden is a great size and offers a wonderful space for enjoying sunny days or summer barbecues. It features a private setting with a decking area – perfect for outdoor dining or relaxing in the sunshine.

This lovely home offers a great balance of modern comfort and practical living – early viewing is highly recommended!



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**Approximate total area<sup>®</sup>**

- 1044 ft<sup>2</sup>
- 96.9 m<sup>2</sup>

**Reduced headroom**

- 7 ft<sup>2</sup>
- 0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

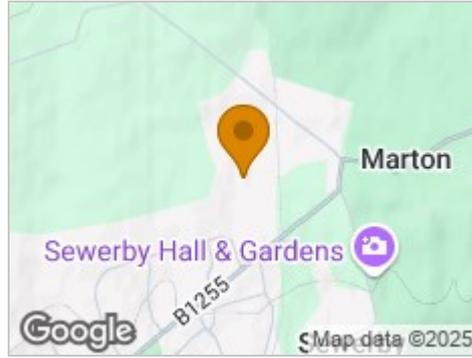
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

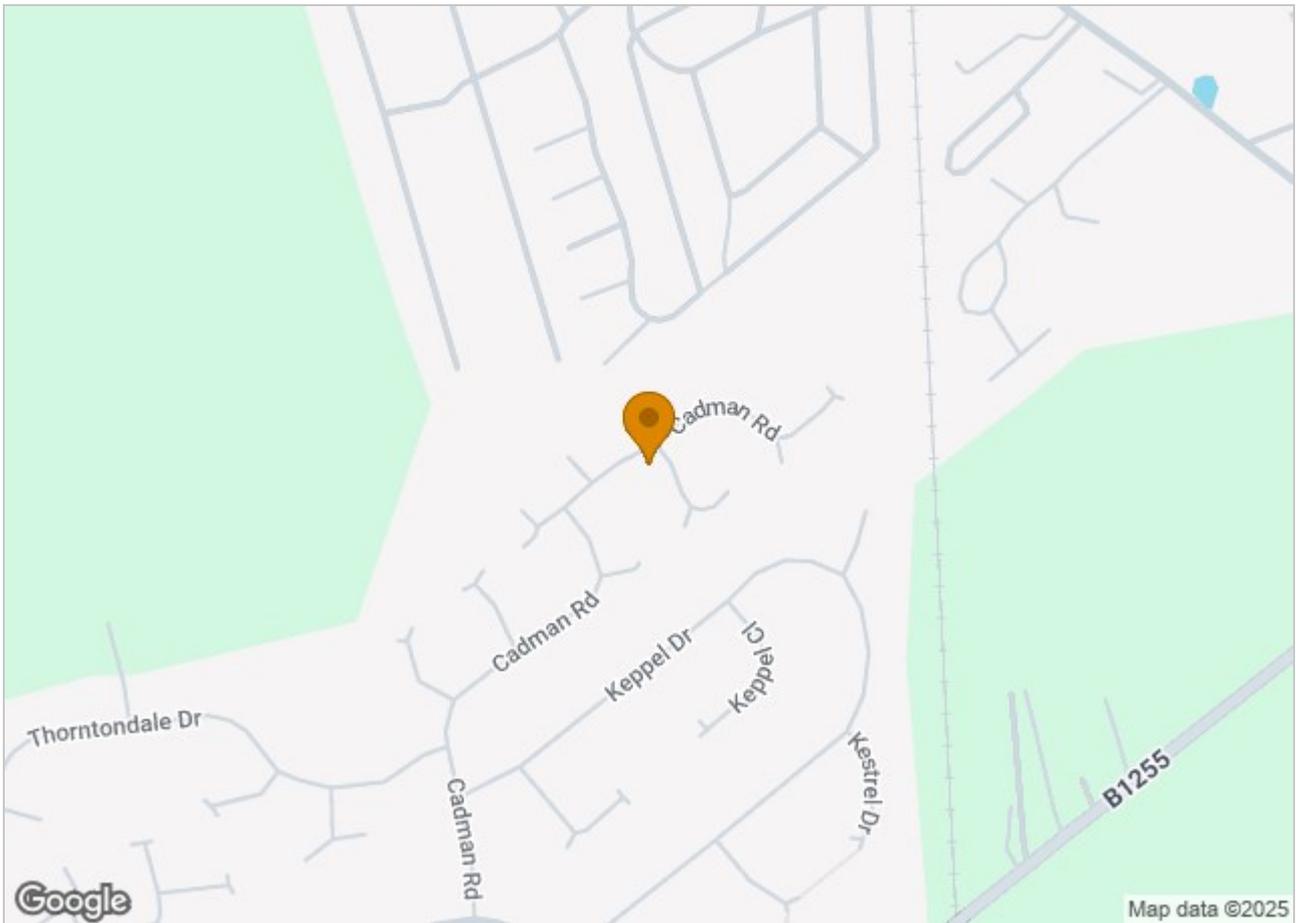
Hybrid Map



Terrain Map



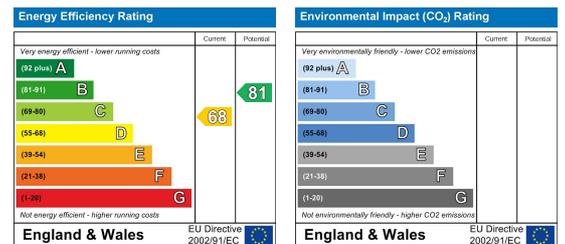
Road Map



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.