



30 Waterdale Close
Bridlington
YO16 6RX

GUIDE PRICE

£276,500

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen



30 Waterdale Close, Bridlington, YO16 6RX

This is a superb opportunity for families to acquire an extended, detached house which offers spacious accommodation on both levels. This four / five bed roomed layout has created a beautiful family home.

The accommodation briefly comprises entrance hall, lounge, large kitchen opening into dining room, ground floor bedroom / second reception room, first floor landing, master bedroom, four further bedrooms one with en-suite and bathroom. The property also benefits from gas central heating, uPVC double glazing, garage, parking and garden.

The property is located on the north side of Bridlington, just off Martongate being a residential

mix of executive and retired's properties. The schools that serve the locality are Martongate Primary and Headlands Comprehensive. A nationally named supermarket is within half a mile, as are other local shops including pharmacy, takeaways, convenience store and post office. A bus service runs through the locality linking to the main town centre approx. two miles to the south.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Lounge



Dining Area



Bedroom 1



Bedroom 2

Accommodation

ENTRANCE HALL

6' 1" x 4' 11" (1.85m x 1.5m)

With a brand new composite entrance door, stairs to first floor and radiator.

LOUNGE

17' 8" x 11' 9" (5.38m x 3.58m)

With window to front elevation, TV point, radiator and wall mounted modern feature electric fire.

KITCHEN

17' 11" x 15' 1" (5.46m x 4.6m)

A bespoke, recently re-fitted grey gloss kitchen incorporating wall, base and drawer units, island unit, worktop over, asterite sink unit with mixer tap, five ring gas hob, built in electric double oven, dishwasher, fridge freezer, washer and dryer. Tiled splashbacks, ceiling spotlighting, vinyl flooring, radiator, window to rear elevation and French doors to garden. Opening into dining room.

DINING ROOM

14' 0" x 11' 2" (4.27m x 3.4m)

With French doors to decked area, TV point, radiator and ceiling spotlighting.

SNUG/GROUND FLOOR BEDROOM

14' 3" x 10' 1" (4.34m x 3.07m)

With window to front elevation and radiator.

FIRST FLOOR LANDING

With airing cupboard and loft access.

MASTER BEDROOM 1

14' 6" x 10' 0" (4.42m x 3.05m)

With window to front elevation, radiator and TV point.

BEDROOM 2

10' 7" x 10' 4" (3.23m x 3.15m)

With window to rear elevation and radiator.



Shower Room



Bedroom 3



Bedroom 4



Ensuite

BEDROOM 3

11' 1" x 8' 6" (3.38m x 2.59m)

With window to rear elevation, TV point and radiator.

BEDROOM 4

15' 2" x 11' 11" (4.62m x 3.63m)

With fitted wardrobes, two windows to the front elevation and radiator.

EN-SUITE

8' 3" x 4' 6" (2.51m x 1.37m)

Comprising low level WC, panelled bath with thermostatic shower over, glass shower screen, pedestal wash hand basin, fully tiled throughout, shaver point and extractor fan.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Comprising panel bath, vanity unit with wash hand basin, low level WC, part tiled walls, vinyl flooring, extractor and window to rear elevation.

GARAGE

A single brick garage with up and over door to the front, power and light connected (double socket).

OUTSIDE

To the front of the property is an open plan frontage with colourful borders, lawn and a paved pathway. A side gated access leads to the rear garden which is partially walled and fenced making it very private, with a large decked area, lawn and two outside taps.

TENURE

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

SERVICES

All mains services connected.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.



Bedroom 5 / Snug



Rear Elevation



Rear Garden



Garage

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

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.

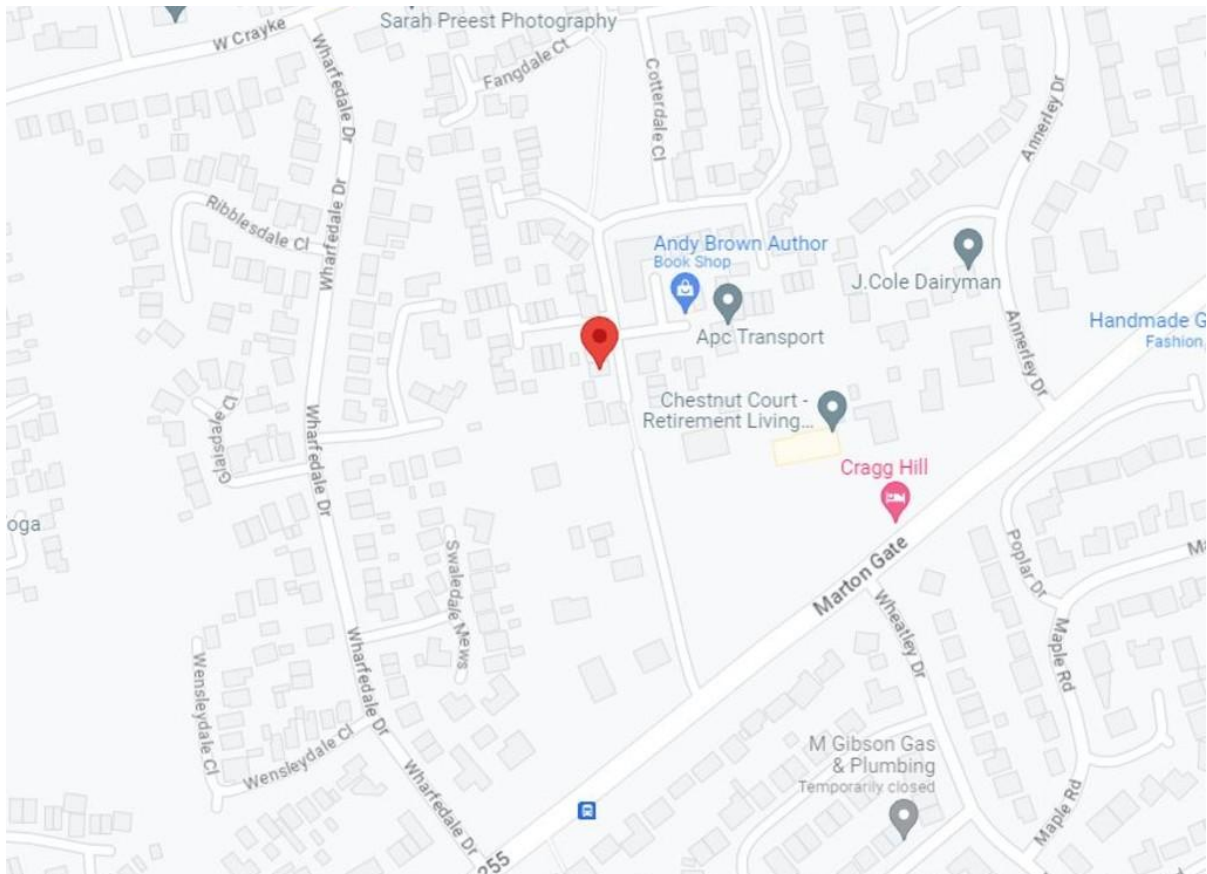
Floor plans are for illustrative purposes only.

VIEWING

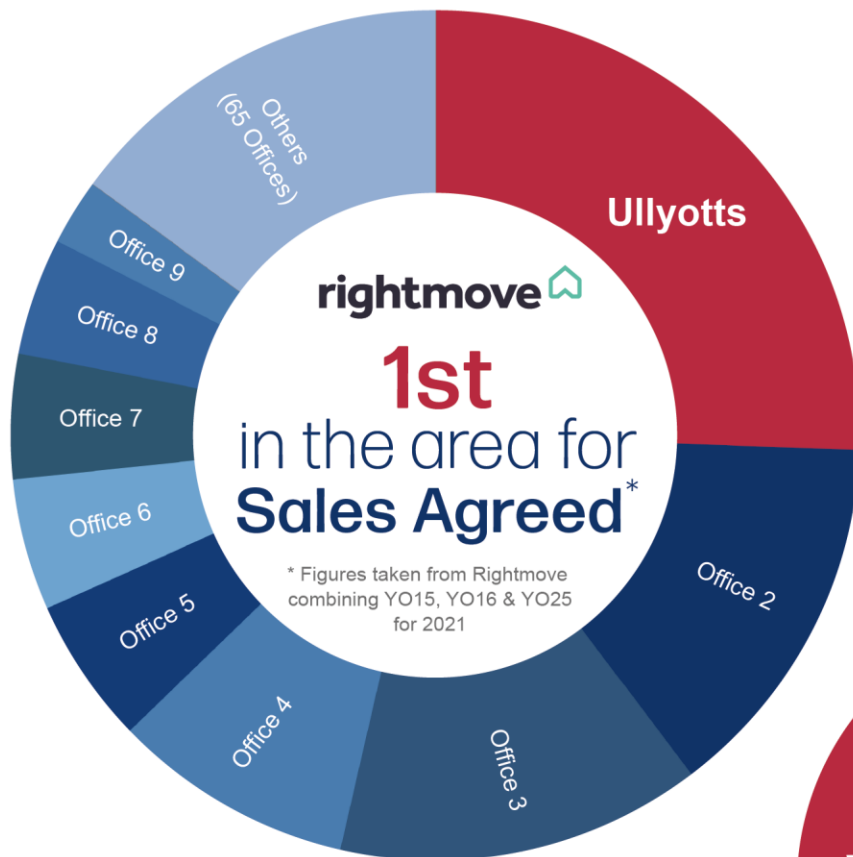
Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),
is approximately 168 sq m



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