



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



22 Willowdale Close, Bridlington, YO16 6RR

Price Guide £299,950



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A well presented four bedroom detached house situated in a prime location in a block paved cul de sac just off Martongate. Close to local schools, supermarket, library and bus routes. A nice 'tucked away' position enjoying light and airy living space. Must be viewed internally to appreciate whats on offer.

The property comprises: Ground floor: wc, dining room, spacious lounge and modern kitchen. First floor: four bedrooms, one modern en-suite and modern bathroom. Exterior: enclosed gardens, private driveway, ample parking and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

Wc:

5'10" x 2'11" (1.80m x 0.89m)

Wc, wash hand basin, full wall tiled, stainless steel ladder radiator and upvc double glazed window.

Dining room:

12'3" x 8'7" (3.74m x 2.62m)

A front facing room, upvc double glazed bay window and central heating radiator.

Lounge:

15'6" x 11'10" (4.73m x 3.62m)

A spacious rear facing room, electric fire with marble inset and wood surround. Central heating radiator and upvc double glazed french doors onto the rear garden.

Kitchen:

18'10" x 7'7" (5.76m x 2.32m)

Fitted with a range of modern base and wall units, breakfast bar, one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Space for a fridge/freezer, integrated dishwasher, washing machine and combi microwave/oven. Upvc double glazed window, two central heating radiators and upvc double glazed door onto the rear garden.

First floor:

Built in storage cupboard and upvc double glazed window.

Bedroom:

11'11" x 9'4" (3.65m x 2.85m)

A rear facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

En-suite:

8'9" x 4'4" (2.67m x 1.34m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Bedroom:

14'5" x 10'0" (4.41m x 3.07m)

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

Bedroom:

9'3" x 8'7" (2.84m x 2.62m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

8'5" x 7'7" (2.57m x 2.33m)

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

Bathroom:

8'8" x 4'7" (2.66m x 1.41m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a block paved forecourt and private driveway for parking leading to the garage.

Garden:

To the rear of the property is a enclosed garden. Block paved patio to lawn with slate borders. Water point with Belfast sink unit.

Garage:

Electric door, power and lighting.

Notes:

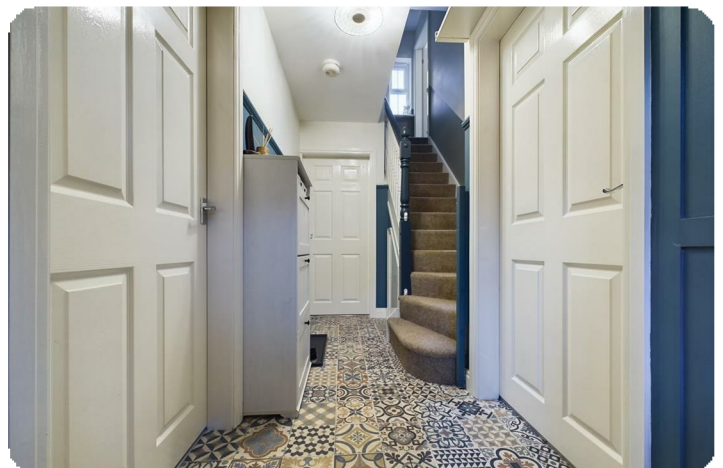
Council tax band: D

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



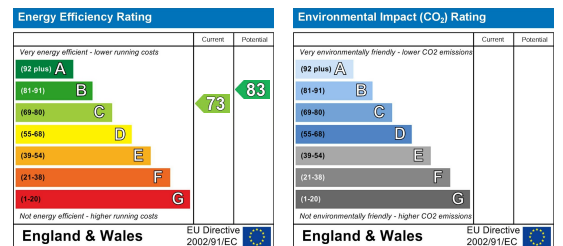
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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