



**BELT**  
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### 3 Nidderdale Close, Bridlington, YO16 6FS

Price Guide £395,000



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An impressive detached bungalow nestled in a prime cul de sac location just off Martongate. Close to facilities such as 'The Co-op' Supermarket, 'The Friendly Foresters' public house, 'Bridlington North Library' and bus routes.

One of the highlights of this home is its stunning gardens, ideal for green-fingered enthusiasts or those who simply appreciate a beautiful outdoor space.

Built in 1997, this deceptively bungalow has been modernised throughout by the current owners, ensuring a contemporary and stylish interior.

The extensive driveway and double garage provides ample parking, making hosting gatherings or having multiple cars a breeze.

The property comprises: spacious lounge, modern kitchen, dining/sitting room, orangery, three double bedrooms, one modern ensuite and modern bathroom.

Don't miss the opportunity to make this quality bungalow your own and enjoy the best of what Bridlington has to offer.

### Entrance:

Composite door into inner hall, two central heating radiators and built in storage cupboard housing hot water store.

### Lounge:

19'1" x 13'4" (5.84m x 4.07m)

A spacious front facing room, electric fire in a marble surround, upvc double glazed bay window and two central heating radiators.

### Kitchen/diner:

17'4" x 10'0" (5.29m x 3.06m)

A spacious room fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Gas boiler, integrated fridge, freezer, microwave, washing machine and dishwasher. Upvc double glazed window, central heating radiator and composite door onto the garden.

### Sitting/dining room:

11'3" x 8'8" (3.45m x 2.65m)

A rear facing room, central heating radiator and upvc double glazed french doors into the orangery.

### Orangery:

11'5" x 10'2" (3.49m x 3.10m)

Over looking the garden, sky lantern, tiled floor, upvc double glazed windows, central heating radiator and upvc double glazed french doors.

### Bedroom:

12'2" x 11'7" (3.71m x 3.54m)

A spacious rear facing room, built in wardrobes, cupboards and dresser. Upvc double glazed window and central heating radiator.

### En-suite:

7'2" x 6'1" (2.20m x 1.87m)

Comprises a modern suite, shower cubicle with plumbed in rain shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and central heating radiator.

### Bedroom:

9'8" x 6'3" (2.97m x 1.92m)

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

### Bedroom:

11'5" x 9'10" (3.48m x 3.00m)

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

### Bathroom:

7'2" x 6'1" (2.20m x 1.86m)

Comprises a modern suite, shower cubicle with plumbed in rain shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and chrome ladder radiator.

### Exterior:

To the front of the property is a open plan pebbled garden planted with shrubs. To the side elevation is a extensive driveway for parking leading to the double garage.

### Garden:

To the rear of the property is a beautiful private easily maintained sunny south/west facing garden. Paved patios, large decked patio, artificial grass, water feature, pergolas well established borders of a variety of trees, shrubs and bushes.

### Double garage:

16'7" x 16'1" (5.08m x 4.91m)

Detached brick built garage, fitted with base units and worktop. Power, lighting and storage above.

### 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:

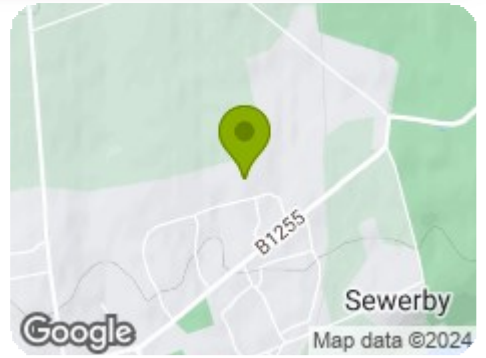
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



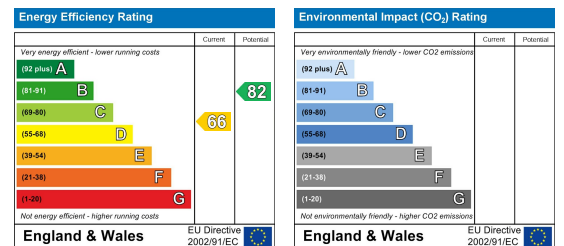
### Floor Plan



### 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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