



**BELT**  
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## 4 Glaisdale Close, Bridlington, YO16 6FG

Price Guide £275,000



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A well appointed and presented and spacious three bedroom detached bungalow located on the north side of Bridlington just off Wharfedale Drive. The property is situated in a pleasant cul-de-sac and is ideal for local facilities such as bus routes, 'The Co-Operative' supermarket, 'The Friendly Foresters' public house and 'Bridlington North Library'.

The property comprises: spacious lounge/diner, modern kitchen, three double bedrooms, modern bathroom and sun room. Exterior: private driveway with ample parking, garage and private established rear garden.. Upvc double glazing and gas central heating.

## **Entrance:**

Composite door into inner hall, central heating radiator.

## **Lounge/diner:**

19'6" x 12'2" (5.95m x 3.72m)

A spacious front facing room, gas fire with tiled inset and wood surround. Upvc double glazed window, upvc double glazed bay window and two central heating radiators.

## **Kitchen:**

11'1" x 7'1" (3.39m x 2.17m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, extractor, part wall tiled, plumbing for washing machine, gas combi boiler, upvc double glazed window and central heating radiator.

## **Bedroom:**

13'10" x 8'8" (4.24m x 2.65m)

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

## **Bedroom:**

10'11" x 10'7" (3.34m x 3.24m)

A rear facing double room, built in wardrobes and drawers. Double glazed window, central heating radiator and door into the sun room.

## **Bedroom:**

8'7" x 6'9" (2.63m x 2.06m)

A side facing double room, built in desk and shelves. Upvc double glazed window and central heating radiator.

## **Bathroom:**

7'4" x 5'8" (2.26m x 1.74m)

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

## **Sun room:**

9'3" x 8'9" (2.84m x 2.67m)

Over looking the garden, upvc double glazed windows, built in storage, central heating radiator and french doors.

### Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private paved driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is a established private garden. Paved patio, pebbled areas, well stocked flower beds, a greenhouse and two timber built sheds.

### Garage:

Roller door, power and lighting.

### Notes:

Council tax band: C

### 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



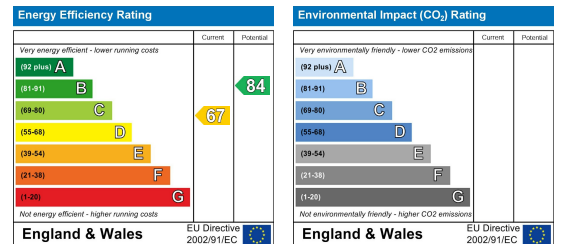
### Floor Plan



### 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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