



## 12 Glaisdale Close, Bridlington, YO16 6FG

Price Guide £275,000



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A three bedroom detached bungalow situated on a good size plot. Located in a prime residential cul-de-sac on the north side of Bridlington just off Wharfedale Drive. Convenient 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, kitchen, three bedrooms and bathroom. Exterior: private driveway with ample parking, garage and good size gardens. Upvc double glazing and gas central heating.

## **Entrance:**

Slide door into inner hall, central heating radiator.

## **Lounge/diner:**

19'4" x 12'1" (5.91m x 3.70m)

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

## **Kitchen:**

11'1" x 7'1" (3.38m x 2.18m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, extractor, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

## **Bedroom:**

13'8" x 8'8" (4.17m x 2.65m)

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

## **Bedroom:**

10'9" x 10'5" (3.29m x 3.20m)

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

## **Bedroom:**

8'7" x 6'9" (2.62m x 2.06m)

A side facing single room, built in storage cupboard with central heating radiator, upvc double glazed window and central heating radiator.

## **Bathroom:**

7'5" x 5'9" (2.28m x 1.76m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, wall panelling, shaver socket, upvc double glazed window and chrome ladder radiator.

## **Exterior:**

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

## **Garden:**

To the rear of the property is a good size garden, paved patio to lawn, well established borders of hedges, shrubs and bushes. A greenhouse, timber built shed and water point.



### Garage:

Up and over door, power, lighting, gas boiler, plumbing for washing machine and rear courtesy door onto the garden.

### 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



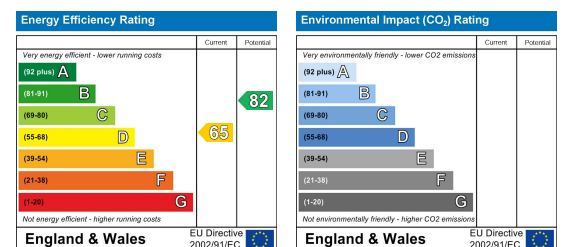
## Floor Plan



## 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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