



**BELT**  
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**2 Calderdale Close, Bridlington, YO16 6FR**

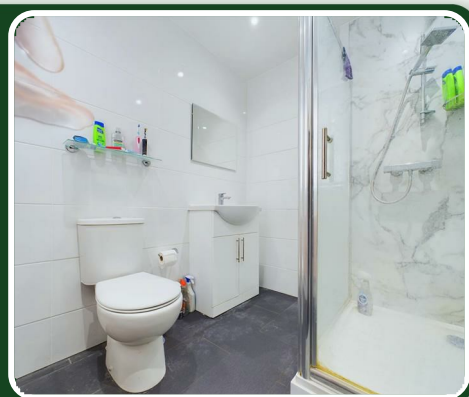
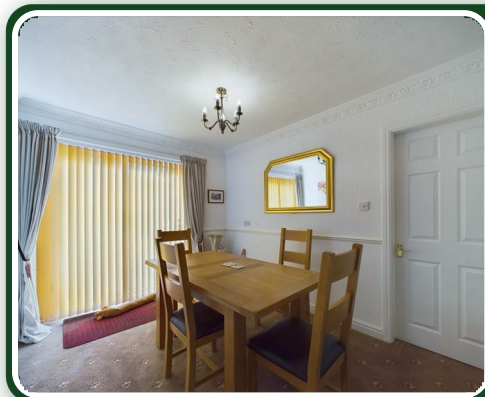
**Price Guide £330,000**



## 2 Calderdale Close

Bridlington, YO16 6FR

**Price Guide £330,000**



Welcome to Calderdale Close, Bridlington - a charming location for this delightful detached bungalow!

Built in 1997, this bungalow offers a generous living space, providing ample room for all your needs. The double garage is a fantastic addition, offering secure parking and extra storage space for your belongings.

Situated in this prime location in a pleasant cul-de-sac just off Martongate. Close to facilities such as 'The Co-op' Supermarket, 'The Friendly Foresters' public house, 'Bridlington North Library' and bus service routes

The property comprises: lounge, dining room, kitchen/diner, three bedrooms, one en-suite and bathroom. Exterior: gardens, private driveway with ample parking and double garage. Upvc double glazing and gas central heating.

Whether you're looking to downsize or seeking a peaceful retreat, this property has the potential to be your dream home.

### **Entrance:**

Upvc double glazed door into spacious inner hall, built in storage cupboard housing hot water store, tiled floor and two central heating radiators.

### **Lounge:**

19'1" x 13'1" (5.82m x 4.00m)

A spacious front facing room, gas fire with marble inset and wood surround. Two central heating radiators, upvc double glazed bay window and archway into the dining room.

### **Dining room:**

11'5" x 8'6" (3.48m x 2.61m)

A rear facing room, central heating radiator and upvc double glazed patio doors onto the rear garden.

### **Kitchen/diner:**

17'3" x 9'11" (5.27m x 3.04m)

A spacious kitchen/diner fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor above. Integrated microwave and dishwasher, part wall tiled, gas boiler, central heating radiator, upvc double glazed window and upvc double glazed door onto the rear garden.

### **Bedroom:**

12'3" x 11'9" (3.74m x 3.59m)

A rear facing double room, built in wardrobes, drawers and dresser. Central heating radiator and upvc double glazed window.

### **En-suite:**

7'3" x 6'1" (2.22m x 1.86m)

Comprises of modern suite shower cubicle with plumbed shower, wash hand basin with vanity unit and wc. Full wall tiled, shower panelling, extractor, central heating radiator and upvc double glazed window.

### **Bedroom:**

9'9" x 9'6" (2.98m x 2.90m)

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

### **Bedroom:**

9'7" x 8'2" (2.93m x 2.49m)

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



### Bathroom:

7'1" x 6'1" (2.17m x 1.86m)

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

### Exterior:

To the front of the property is a open plan garden with lawn and borders of shrubs and bushes. To the side elevation is a block paved private driveway with ample parking leading to the double garage.

### Garden:

To the rear of the property is a private garden, block paved patios to lawn with borders of shrubs and bushes.

### Double garage:

Roller 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:

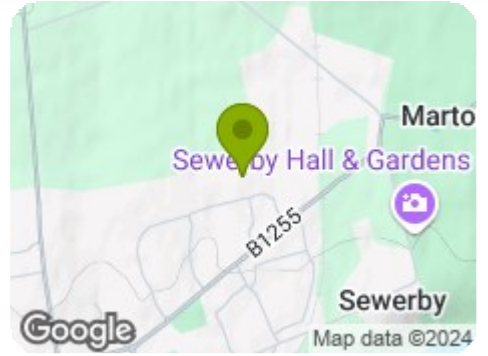
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



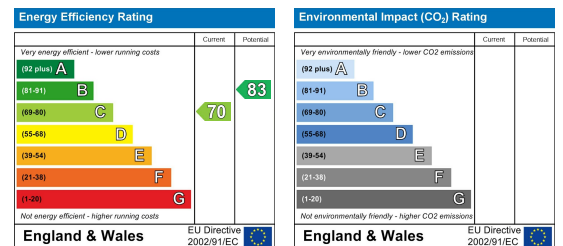
### Floor Plan



### 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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