



73 Waterdale Close, Bridlington, YO16 6RX

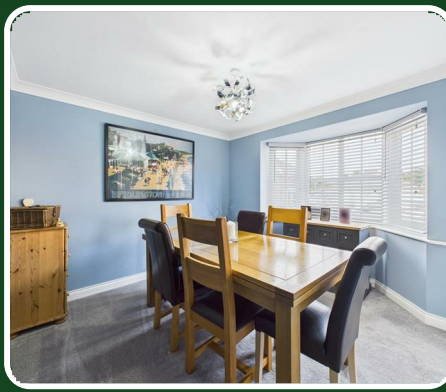
Price Guide £375,000



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Welcome to the desirable Waterdale Close, this substantial detached house offers an exceptional living experience in the coastal town of Bridlington. Built in 2006, this impressive spacious property providing ample space for families seeking comfort and convenience.

The home boasts five generously sized double bedrooms, ensuring that everyone has their own private space. With four well-appointed bathrooms, morning routines will be a breeze, making this residence ideal for busy family life. The three reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet family evenings.

Situated on the north side of Bridlington, just off Martongate, this property is conveniently located near local schools, a supermarket, an inn/restaurant, a library, and parks.

Don't miss the opportunity to make this wonderful house your new home.

Entrance:

Door into a spacious inner hall, tiled floor, built in storage cupboard and central heating radiator.

Wc:

5'0" x 3'1" (1.53m x 0.96m)

Wc, wash hand basin, tiled floor, extractor and central heating radiator.

Lounge:

21'4" x 11'6" (6.51m x 3.52m)

A spacious double aspect room, electric fire in a modern surround, upvc double glazed bay window, central heating radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

12'5" x 8'1" (3.80m x 2.47m)

A rear facing room, electric radiator, tiled floor and upvc double glazed door onto the rear garden.

Dining room:

11'6" x 10'6" (3.51m x 3.21m)

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

Kitchen:

14'0" x 12'9" (4.27m x 3.91m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Integrated fridge/freezer and dishwasher. Tiled floor, upvc double glazed bay window and central heating radiator.

Utility:

6'7" x 6'0" (2.02m x 1.83m)

Fitted with base unit, stainless steel sink unit, part wall tiled, plumbing for washing machine and space for a tumble dryer. Gas boiler, tiled floor, central heating radiator and door onto the garden.

First floor:

Bedroom:

15'5" x 10'7" (4.71m x 3.23m)

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

En suite:

10'7" x 5'6" (3.23m x 1.70m)

Comprises shower cubicle with plumbed in shower, wc and double wash hand basins with vanity unit. Part wall tiled, built in storage cupboard housing hot water store, extractor, shaver socket, upvc double glazed window and central heating radiator.

Bedroom:

12'2" x 11'6" (3.71m x 3.52m)

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

En suite:

6'7" x 4'6" (2.03m x 1.39m)

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

Bedroom:

11'6" x 8'9" (3.51m x 2.67m)

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

Bathroom:

6'7" x 5'5" (2.01m x 1.67m)

Comprises bath, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

Second floor:

Velux window, central heating radiator and built in storage cupboard.

Bedroom:

15'8" x 11'9" (4.80m x 3.59m)

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

Bedroom:

10'8" x 9'5" (3.27m x 2.88m)

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

Bathroom:

7'5" x 5'11" (2.28m x 1.81m)

Comprises shower cubicle with plumbed shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, shaver socket, velux window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn.

Garden:

To the rear of the property is a private low maintenance fenced garden. Mainly pebbled and large paved patio.

Gated access to the private driveway and garage.

Garage:

Up and over door, power and lighting.

Notes:

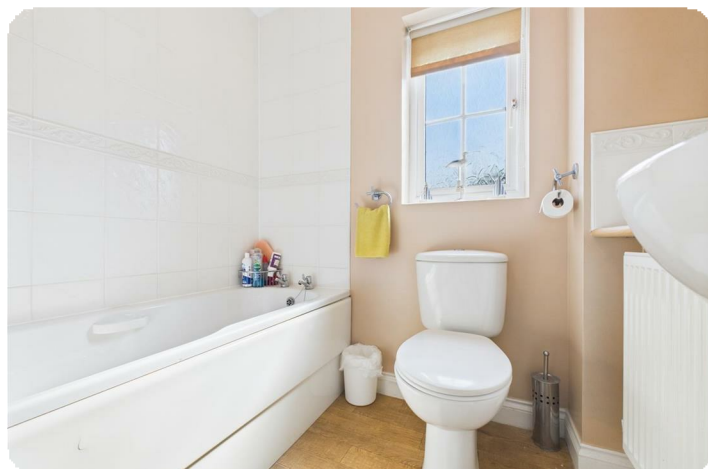
Council tax band F

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:

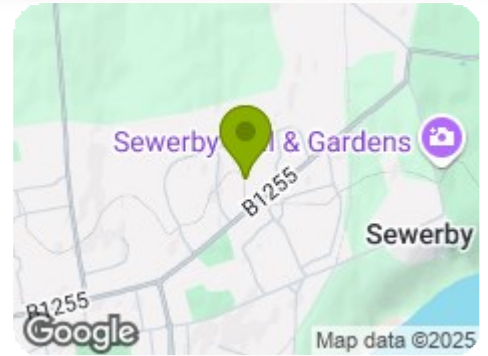
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



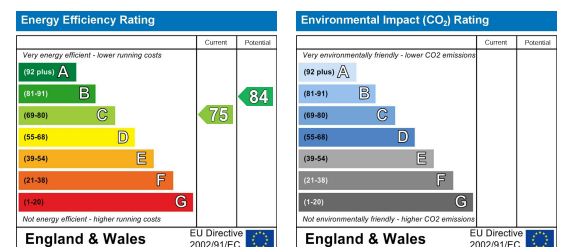
Floor Plan



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



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