



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**8 Wright Close, Bridlington, YO16 4RQ**

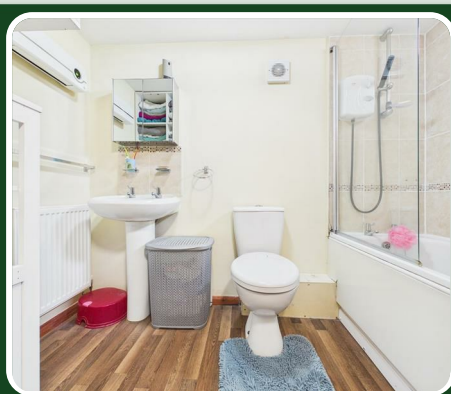
**Price Guide £179,950**



# 8 Wright Close

Bridlington, YO16 4RQ

Price Guide £179,950



Welcome to the cul-de-sac of Wright Close, Bridlington. A four-bedroom end-terrace house providing ample space for family living.

The property comprises an inviting reception room, modern kitchen/diner, bathroom, a good size upvc conservatory over looking the garden and four bedrooms.

One of the highlights of this home is undoubtedly the lovely private garden, which provides an outdoor space for children to play, gardening enthusiasts or simply for enjoying the fresh air on sunny days.

The location is particularly advantageous, with easy access to local schools, a variety of shops, and a supermarket, making everyday errands a breeze. Additionally, nearby bus routes provide excellent transport links, enhancing the convenience of this lovely home.

Do not miss the chance to make this house your new home.

## Entrance:

Upvc double glazed door into inner hall, central heating radiator.

## Lounge:

16'10" x 9'8" (5.14m x 2.95m)

A spacious front facing room, media wall with electric fire, upvc double glazed window, central heating radiator and upvc double glazed french doors into the conservatory.

## Upvc conservatory:

12'2" x 10'11" (3.72m x 3.33m)

Over looking the garden, central heating radiator.

## Kitchen/diner:

16'10" x 11'1" (5.15m x 3.40m)

Fitted with a range of modern base and wall units, solid wood worktops, composite sink unit and stainless steel extractor. Part wall tiled, space for fridge/freezer, plumbing for dishwasher, three upvc double glazed window and central heating radiator.

## Side hall:

Door to the front elevation and door onto the garden.

## Bathroom:

8'4" x 4'4" (2.55m x 1.33m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, timber single glazed window and central heating radiator.

## First floor:

Upvc double glazed window, two built in storage cupboards one housing gas combi boiler, central heating radiator and access to part boarded loft space.

## Bedroom:

11'1" x 10'11" (3.38m x 3.33m)

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

## Bedroom:

11'11" x 9'1" (3.65m x 2.77m)

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

### Bedroom:

9'0" x 7'4" (2.75m x 2.25m)

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

### Bedroom:

8'1" x 5'5" (2.47m x 1.67m)

A rear facing single room, upvc double glazed window.

### Exterior:

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

### Garden:

To the rear of the property is a private fenced garden. Paved patio to lawn with borders of shrubs and bushes. Brick out building for storage.

### Notes:

Council tax band: A

### 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:

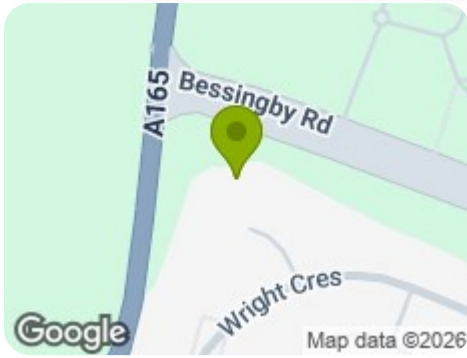
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



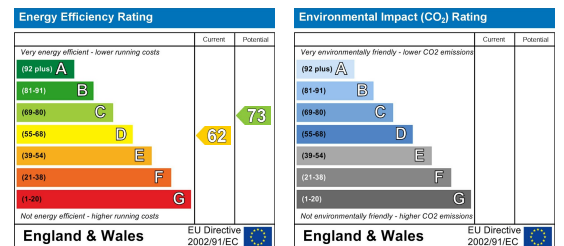
## Floor Plan



## 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.



www.beltsestateagents.co.uk

