



BELT
ESTATE AGENCY

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

Telephone: 01262 672253

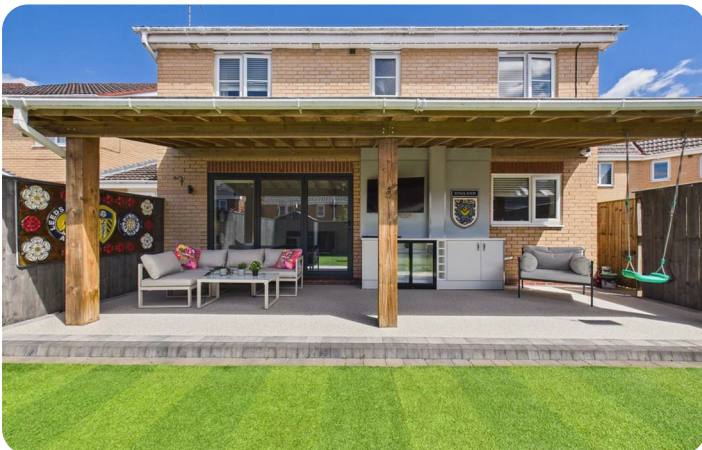
Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



16 Waterdale Close, Bridlington, YO16 6RX

Price Guide £335,000



16 Waterdale Close

Bridlington, YO16 6RX

Price Guide £335,000



Welcome to Waterdale Close in the coastal town of Bridlington. This modern family home must be viewed to fully appreciate all that it has to offer.

The property features a spacious reception rooms that provides a space for relaxation. The heart of the home is undoubtedly the contemporary kitchen/diner, which boasts bi-folding doors that seamlessly connect the indoor space to the garden. This feature not only enhances the natural light but also creates an ideal setting for gatherings.

With four spacious bedrooms, and a dressing room off the main bedroom, this property offers ample space for family living. The two contemporary bathrooms are designed with style.

The outdoor area is equally impressive, featuring a well-maintained garden complete with a covered gazebo, perfect for entertaining guests or enjoying quiet evenings outdoors.

Situated in a prime location just off Martongate, Waterdale Close is ideally located near essential amenities, including the Co-op supermarket for your daily needs, the Friendly Forester Inn and Restaurant, and Bridlington North Library. Additionally, the local bus service routes and schools are within easy reach.

Don't miss the opportunity to make this property your own.

Entrance:

Composite door into inner hall, tiled floor, under floor heating, downstairs storage cupboard and central heating radiator.

Cloakroom:

6'5" x 2'8" (1.98m x 0.83m)

Comprises a modern suite, wc, wash hand basin with vanity unit, tiled floor, part wall tiled, upvc double glazed window and central heating radiator.

Lounge:

18'0" x 10'11" (5.49m x 3.33m)

Double oak doors lead into the lounge, electric fire with marble inset and wood surround. Upvc double glazed window and modern wall mounted radiator.

Kitchen/diner:

26'8" x 11'6" (8.14m x 3.53m)

Fitted with a range of modern base and wall units, Quartz work tops, integrated fridge/freezer, drinks fridge and dishwasher. Part wall tiled, floor tiled, under floor heating, extractor, one and a half sink unit. Upvc double glazed window, central heating radiator and bi folding doors with electric blinds onto the garden.

Utility:

8'6" x 5'1" (2.60m x 1.55m)

Fitted with a range of modern base and wall units, Quartz work tops, plumbing for washing machine, part wall tiled, floor tiled and composite door to side elevation.

First floor:

Built in storage cupboard housing gas combi boiler, central heating radiator.

Bedroom:

12'1" x 11'7" (3.69m x 3.55m)

A front facing double room, upvc double glazed window and central heating radiator. Archway leads directly into the dressing room.

Dressing room:

8'8" x 6'5" (2.66m x 1.98m)

Upvc double glazed window and central heating radiator.

En-suite:

6'8" x 5'6" (2.05m x 1.69m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Modern wall mounted ladder radiator, full wall tiled and extractor.

Bedroom:

11'3" x 10'7" (3.44m x 3.23m)

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

Bedroom:

12'9" x 8'3" (3.91m x 2.52m)

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

Bedroom:

11'5" x 8'9" (3.48m x 2.69m)

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

Bathroom:

7'4" x 6'3" (2.24m x 1.93m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. chrome ladder radiator, shaver socket, part wall tiled, floor tiled, extractor and upvc double glazed window.

Exterior:

To the front of the property is a Resin driveway with ample parking. Car charging point.

Garden:

To the rear of the property is a fenced garden. Resin patio with covered gazebo and outdoor kitchen area ideal for entertaining. Artificial lawn.

Garage:

17'5" x 8'5" (5.32m x 2.58m)

Electric door, power and lighting.

Notes:

All internal doors are oak.

Council tax band E

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

Ground Floor

Floor 1

Approximate total area⁽¹⁾

1494 ft²
138.8 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

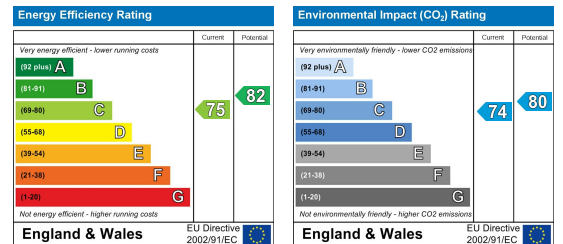
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

