



12 Waterdale Close
Bridlington

YO16 6RX

GUIDE PRICE

£195,000

3 Bedroom Detached House



Virtually Staged Garden



3



1



2



Garage, Off
Road Parking



Gas Central Heating

12 Waterdale Close, Bridlington, YO16 6RX

A three-bedroom detached house on Waterdale Close, offering a lounge, dining kitchen, downstairs WC, and three bedrooms upstairs, including one with an ensuite, plus a family bathroom. The property benefits from off-street parking, a garage, and a rear garden, and is offered with no onward chain. Ideal for buyers looking to put their own stamp on a detached family home.

The Crayke and Martongate are on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are

just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store.

The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington is a charming coastal town offering a fantastic lifestyle for families, with its award-winning sandy beaches, picturesque promenades, and vibrant harbour. The town offers a wide range of amenities, including excellent schools, leisure facilities, parks, and a variety of shops, cafes, and restaurants. Families can enjoy days out at the popular Sewerby Hall and Gardens, explore nearby nature reserves, or take advantage of the many community events and attractions throughout the year. With its friendly atmosphere and beautiful surroundings, Bridlington is an ideal place to call home.



Lounge



Virtually Staged Lounge



Kitchen Dining Area



Virtually Staged Kitchen Dining Area

Accommodation

ENTRANCE HALL

4' 4" x 3' 3" (1.33m x 1.00m)

Entrance to the property is via a composite door into the entrance hall with grey wood effect laminate flooring that continue throughout the whole of the ground floor accommodation, a radiator and doors to the downstairs WC and the lounge.

LOUNGE

17' 5" x 8' 5" (5.31m x 2.57m)

The lounge benefits from a window to the front elevation, a radiator, a feature wallpapered wall, feature fire place, stairs to the first floor landing and door into the dining kitchen.

KITCHEN DINING AREA

14' 10" x 8' 11" (4.53m x 2.72m)

The kitchen features a range of wall, base, and drawer units topped with a work surface and a tiled splashback. Fitted appliances include an electric oven, a gas hob with an extractor fan above, while there is undercounter space for a fridge and washing machine. A stainless steel sink with drainer and mixer tap is positioned beneath a

rear-facing window, alongside a uPVC door and full-length window that open onto the garden.

The room provides ample space for a dining table, making it ideal for family meals and entertaining, and an understairs cupboard offers convenient additional storage.

WC

5' 8" x 2' 9" (1.73m x 0.84m)

This convenient space offers a window to the side, WC, a wash hand basin with a tiled splashback and a radiator.

FIRST FLOOR LANDING

12' 0" x 6' 2" (3.67m x 1.89m)

The first floor landing offers a loft hatch, a storage cupboard and doors to all rooms.

BEDROOM 1

11' 8" x 8' 7" (3.57m x 2.62m)

The master bedrooms benefits from a window to the front elevation, storage cupboards, radiator and door to the ensuite shower room.



Bedroom 1



Virtually staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

ENSUITE

8' 5" x 4' 4" (2.57m x 1.34m)

The ensuite offers a vanity wash hand basin, with a tiled splashback, WC and a shower cubicle with tiled surround and a thermostatic shower and tiled effect vinyl flooring.

BEDROOM 2

10' 1" x 8' 5" (3.09m x 2.57m)

The second bedroom offers a window to the rear elevation and a radiator.

BEDROOM 3

8' 6" x 6' 3" (2.61m x 1.91m)

The third bedroom benefits from a window to the front and a radiator.

BATHROOM

6' 2" x 5' 6" (1.89m x 1.68m)

The family bathroom benefits from a window to the rear elevation, tiled effect vinyl flooring, vanity wash hand basin with tiled splashback, panelled bath with glass screen and a shower attachment and tiled surround.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

To the front of the property are well-maintained shrub beds, providing an attractive and welcoming approach.

To the rear is a southwest-facing garden, predominantly laid to lawn with a patio seating area ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, offering privacy and a secure environment.

GARAGE

16' 11" x 8' 11" (5.16m x 2.73m)

A side drive provides off-street parking and leads to a garage fitted with an up and over front door, rear access door to garden and benefitting from power and lighting connections.



Bedroom 3



Virtually Staged Bedroom 3



Bathroom



Garage

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED D

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 79 sq m (850 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area⁽¹⁾

84.5 m²
909 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



12 Waterdale Close

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