



**BELT**  
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**10 Headlands Close, Bridlington, YO16 6XX**

**Price Guide £300,000**



# 10 Headlands Close

Bridlington, YO16 6XX

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Welcome to Headlands Close in the coastal town of Bridlington, this detached house presents an ideal family home.

The property boasts four bedrooms, a well appointed modern bathroom, dining area to kitchen and two inviting reception rooms, providing ample space.

The house has been thoughtfully extended to the rear, enhancing its living space and creating a warm, welcoming atmosphere. The ground floor extension allows for a seamless flow perfect for family gatherings.

The location is particularly advantageous, situated just off Martongate, with easy access to a variety of local amenities. Within a short distance, residents can enjoy the convenience of nearby schools, the Co-op supermarket for daily essentials, the Friendly Foresters pub and Bridlington North Library.

With its spacious layout, prime location, and family-friendly features, it is an opportunity not to be missed.

## Entrance:

Composite door into inner hall, central heating radiator.

## Wc:

7'1" x 3'6" (2.16m x 1.07m)

Wc, wash hand basin with vanity unit, full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

## Dining room:

12'2" x 11'2" (3.71m x 3.42m)

A front facing room, upvc double glazed window, central heating radiator and archway into the lounge.

## Lounge:

19'2" x 9'6" (5.85m x 2.92m)

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

## Kitchen/diner:

## Dining area:

A side facing room, space for a fridge/freezer, understairs storage cupboard and gas combi boiler. Central heating radiator, upvc double glazed door onto the garden and archway into the kitchen.

## Kitchen:

17'3" x 11'6" (5.27m x 3.52m)

Fitted with a range of modern base and wall units, one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for a dishwasher and two upvc double glazed windows.

## First floor:

Upvc double glazed window, built in storage cupboard and access to fully boarded loft space by fitted drop down ladder.

## Bedroom:

11'4" x 10'3" (3.46m x 3.13m)

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

## Bedroom:

10'5" x 8'3" (3.20m x 2.53m)

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

## Bedroom:

10'4" x 7'2" (3.16m x 2.20m)

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

## Bedroom:

7'10" x 6'3" (2.41m x 1.92m)

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

### **Bathroom:**

6'10" x 5'7" (2.10m x 1.71m)

Comprises a modern suite, walk in shower with plumbed shower, wc and wash hand basin with vanity unit. Wall tiled, shower panelling, floor tiled, extractor, upvc double glazed window and ladder radiator.

### **Exterior:**

To the front of the property is a open plan garden with lawn and block paved driveway with ample parking leading to the garage.

### **Garden:**

To the rear of the property is a private fenced garden. Paved patio, lawn, raised borders of shrubs and bushes. A water point and timber built shed.

### **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



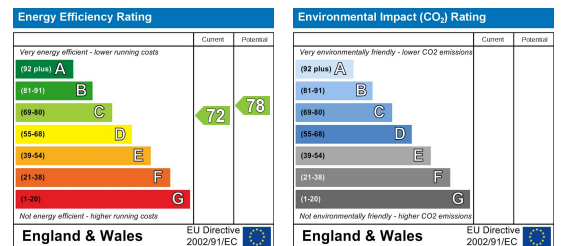
### Floor Plan



### 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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