BELT
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8 Cotterdale Close, Bridlington, YO16 6RP

Reduced To £335,000

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The Property Ombudsman
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8 Cotterdale Close

Bridlington, YO16 6RP

Reduced To £335,000





Welcome to this impressive detached family home located on Cotterdale Close in the town of Bridlington.
This spacious residence is an ideal choice for families seeking comfort and convenience.
The property boasts five well-proportioned bedrooms, providing ample space for family members or guests. With four bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.
The inviting reception room and spacious kitchen/diner serves as a perfect gathering place for family and friends.
Situated in a prime residential development just off Marton Gate, this home is conveniently located near essential amenities. The local Co-op supermarket is just a short stroll away. Families will appreciate the proximity to both primary and secondary schools. For those who enjoy dining out, 'The Friendly Foresters' public house and restaurant is nearby. Additionally, a local library is within reach.
To truly appreciate all that this residence has to offer, a viewing is highly recommended. This is an excellent opportunity to secure a spacious and well-located family home in Bridlington.

Entrance:

Composite door into inner hall, central heating radiator.

Wc:

6'8" x 2'11" (2.05m x 0.91m)
Wc and wash hand basin with vanity unit, extractor and central heating radiator.

Lounge:

21'4" x 11'6" (6.51m x 3.52m)
A spacious double aspect room, gas fire with marble inset and wood surround. Upvc double glazed bay window, two central heating radiators and upvc double glazed french doors onto the rear garden.

Kitchen/diner:

24'1" x 10'7" (7.36m x 3.25m)
Fitted with a range of modern base and wall units, granite worktops, breakfast bar, Belfast sink unit and Rangemaster extractor. Part wall tiled, integrated dishwasher, two upvc double glazed bay windows and central heating radiator.

Utility:

6'8" x 6'0" (2.04m x 1.83m)
Fitted with modern base units, granite worktops, plumbing for washing machine, gas boiler, space for fridge/freezer, extractor and upvc double glazed door onto the rear garden.

First floor:

Bedroom:

15'5" x 10'7" (4.72m x 3.24m)
A front facing double room, extensive built in wardrobes and drawers. Upvc double glazed window and central heating radiator.

En-suite:

10'6" x 5'7" (3.21m x 1.71m)
Comprises a modern suite, walk in shower with plumbed in shower, wc and double wash hand basins with vanity units. Full wall tiled, floor tiled, extractor, upvc double glazed window and ladder radiator.

Bedroom:

12'2" x 11'6" (3.73m x 3.51m)
A front facing double room, built in wardrobes and drawers. Upvc double glazed window and central heating radiator.

En-suite:

6'7" x 5'6" (2.01m x 1.70m)
Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 8'9" (3.52m x 2.68m)
A rear facing double room, built in wardrobes and dresser. Upvc double glazed window and central heating radiator.

Bathroom:

6'8" x 5'6" (2.04m x 1.69m)
Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

Second floor:
Velux window and built in storage cupboard.

Bedroom:
15'8" x 11'9" (4.80m x 3.60m)
A double aspect room, built in wardrobes and drawers. Velux window, upvc double glazed window and two central heating radiators.

Bedroom:
10'11" x 9'1" (3.33m x 2.78m)
A front facing double room, built in storage cupboard, two upvc double glazed windows and central heating radiator.

Bathroom:
7'6" x 6'4" (2.29m x 1.94m)
Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, velux window and central heating radiator.

Exterior:
To the front of the property is a small garden with borders of hedges. To the rear of the property is a private driveway leading to the garage and gated access to the garden.

Garden:
To the rear of the property is a fenced garden. Block paved patio to lawn. A shed and water point.

Garage:
A brick built garage, 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







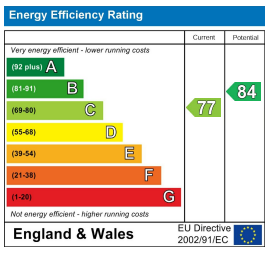
Floor Plan

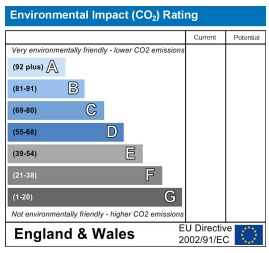


Viewing

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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.