



**26 Wharfedale Drive, Bridlington, YO16 6FB**

**Price Guide £245,000**



# 26 Wharfedale Drive

Bridlington, YO16 6FB

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Welcome to the desirable area of Wharfedale Drive in the coastal town of Bridlington. This modern semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is equipped with high-quality fixtures and fittings and the contemporary bathroom complements the overall modern aesthetic of the home.

One of the standout features of this property is the extensive parking available, this is particularly advantageous for families with multiple cars or for those who enjoy hosting guests. Additionally, the large garage and workshop provide ample space for storage or hobbies, making it a versatile area for various uses.

Situated in a prime location conveniently close to local amenities, ensuring that you have everything you need within easy reach.

This bungalow is a fantastic opportunity for anyone looking to enjoy modern living in a sought-after area.

### Entrance:

Upvc double glazed door leads directly into the kitchen/diner.

### Kitchen/diner:

15'10" x 8'8" (4.83m x 2.65m)

Fitted with a range of modern base and wall units, breakfast bar, sink unit, electric oven and hob with extractor over. Integrated fridge, freezer and dishwasher. Upvc double glazed window and central heating radiator.

### Lounge:

18'6" x 9'11" (5.66m x 3.03m)

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

### Inner hall:

Deep built in storage cupboard and access to part boarded loft space by fitted drop down ladder.

### Bedroom:

13'4" x 9'10" (4.07m x 3.00m)

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

### Bedroom:

8'7" x 8'5" (2.64m x 2.57m)

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

### Bathroom:

7'2" x 5'5" (2.20m x 1.67m)

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

### Exterior:

To the front of the property is enclosed pattern imprinted concrete forecourt for parking. To the side of the property is a private pattern imprinted concrete driveway with further parking.

### Garden:

To the rear of the property is a private enclosed low maintenance sunny garden. Large paved patio to pebbled area.

### Garage/workshop:

25'7" x 10'0" (7.80m x 3.05m)

Electric door, power, lighting, plumbing for washing machine, four velux windows and side courtesy door onto the garden.

### Notes:

Council tax band: B

### 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



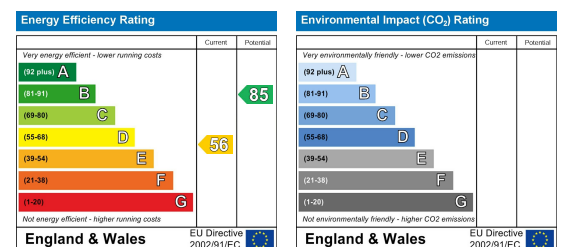
## Floor Plan



## 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



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