



**5 Wensleydale Close, Bridlington, YO16 6FD**

**Price Guide £330,000**



# 5 Wensleydale Close

Bridlington, YO16 6FD

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Welcome to the desirable Wensleydale Close, this impressive detached house offers a perfect blend of comfort and modern living.

The property comprises four bedrooms and a modern bathroom ideal for families. The reception room provides ample space for relaxation. While the rear extension boasts an open-plan kitchen and dining area that flows seamlessly into a orangery. The bi-folding doors open up to the garden, creating a indoor-outdoor living experience, perfect for enjoying sunny days.

The property also features ample parking, ensuring convenience for residents and guests.

Located in a prime cul-de-sac just off Martongate, this home is conveniently close to a variety of local amenities. The Co-op supermarket, the Friendly Foresters pub, and Bridlington North Library are all within easy reach, along with nearby parks and accessible bus routes, making it an ideal location for families and professionals.

To truly appreciate the space and quality this home has to offer, an internal viewing is highly recommended. Don't miss the opportunity to make it your own.

### Entrance:

Upvc double glazed door into inner hall, electric radiator.

### Wc:

6'11" x 3'3" (2.11m x 1.01m)

Wc, wash hand basin, part wall tiled and upvc double glazed window and central heating radiator.

### Lounge:

16'10" x 15'3" (5.15m x 4.65m)

A spacious front facing room, understairs storage cupboard and built in shelves. Two upvc double glazed windows and central heating radiator. Double doors into the kitchen/diner.

### Kitchen/diner:

16'9" x 11'2" (5.12m x 3.42m)

Fitted with a range of modern base and wall units, solid wood worktops, composite one and a half sink unit, electric Neff oven and gas hob with extractor over. Part wall tiled, integrated fridge/freezer and Neff microwave. Plumbing for washing machine, underfloor heating, upvc double glazed window and upvc double glazed door to the side elevation. Heated flooring throughout. Archway into the orangery.

### Orangery:

12'1" x 11'9" (3.69m x 3.59m)

Over looking the garden, sky lantern, upvc double glazed window with integral blind and upvc double glazed bi-folding doors with integral blinds. Heated flooring throughout.

### First floor:

Built in storage cupboard housing gas boiler, upvc double glazed window and access to the loft.

### Bedroom:

12'10" x 8'7" (3.93m x 2.63m)

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

### Bedroom:

10'6" x 8'8" (3.21m x 2.65m)

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

### Bedroom:

7'10" x 6'11" (2.41m x 2.12m)

A front single room, built in storage cupboard, upvc double glazed window and central heating radiator.

**Bedroom:**

8'7" x 6'2" (2.64m x 1.90m)

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

**Bathroom:**

7'6" x 5'6" (2.29m x 1.70m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed stained glass window and chrome ladder radiator.

**Exterior:**

The front and side of the property is block paved with ample parking.

**Garden:**

To the rear of the property is a established south facing garden. Block paved patio to pebbled pathway leading to covered gazebo for entertaining and outside power points. Well stocked borders of shrubs and bushes.

**Garage:**

25'11" x 11'10" (7.91m x 3.63m)

Up and over door, power, lighting, upvc double glazed window and courtesy door onto the garden.

**Notes:**

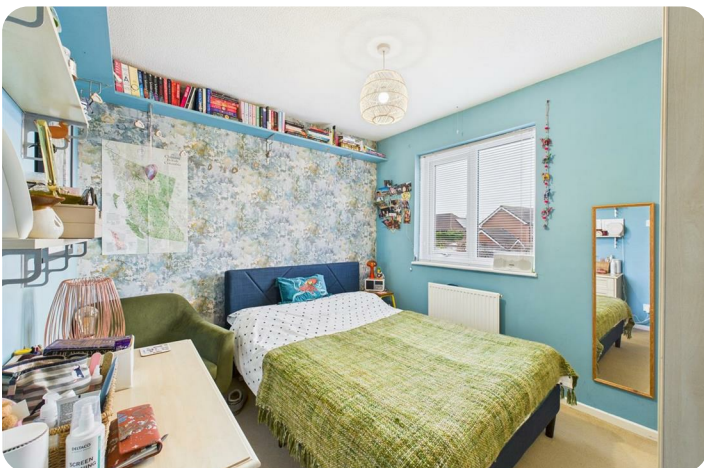
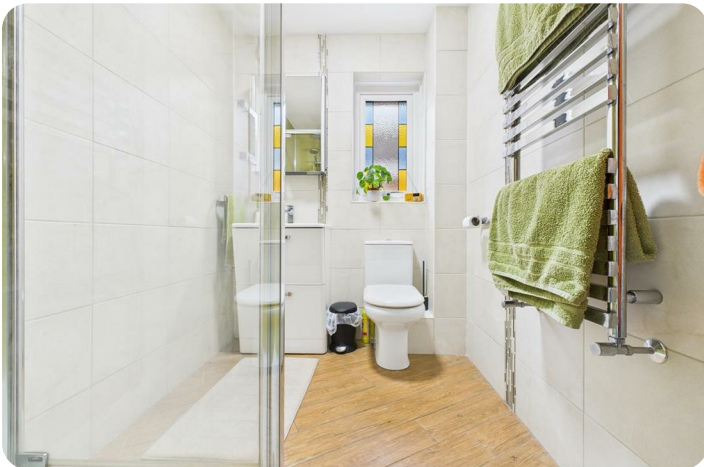
Council tax band: C

**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



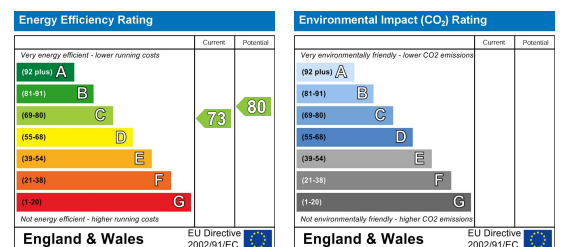
## Floor Plan



## 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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