



**63 Waterdale Close, Bridlington, YO16 6RX**

**Price Guide £205,000**



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Welcome to Waterdale Close, Bridlington - a prime location for this detached house!

Situated just off Martongate, convenient for supermarket, Friendly Forester Inn and Restaurant, Bridlington North Library, bus service routes and local schools. Ideal for a first time buyer.

The property comprises: Ground floor: wc, lounge and kitchen/diner. First floor: three bedroom, one modern en-suite and modern bathroom. Exterior: sunny gardens, private driveway for parking and garage. Upvc double glazing and gas central heating.

#### **Entrance:**

Door into inner hall, central heating radiator.

#### **Wc:**

5'8" x 2'9" (1.74m x 0.86m)

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

#### **Lounge:**

17'5" x 15'0" (5.33m x 4.59m)

A spacious front facing room, upvc double glazed window, two central heating radiators and staircase to first floor.

#### **Kitchen/diner:**

15'3" x 9'1" (4.66m x 2.79m)

Fitted with a range of modern base and wall units, electric oven, gas hob with extractor over. Stainless steel sink unit, part wall tiled, space for fridge/freezer, plumbing for washing machine, understairs storage cupboard, upvc

double glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

#### **First Floor:**

Storage cupboard housing hot water tank.

#### **Bedroom:**

11'1" x 8'7" (3.64m x 2.63m)

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

#### **En-suite:**

8'5" x 4'4" (2.58m x 1.34m)

Comprises modern suite, walk in shower with plumbed shower, wc, wash hand basin with vanity unit. Part wall tiled, shaver socket, extractor and stainless steel ladder radiator.

#### **Bedroom:**

10'2" x 8'5" (3.10m x 2.59m)

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

#### **Bedroom:**

8'7" x 6'3" (2.64m x 1.93m)

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

#### **Bathroom:**

6'3" x 5'7" (1.92m x 1.72m)

Comprises bath with shower attachment, wc and wash

hand basin with vanity unit. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

#### **Exterior:**

To the front of the property is an enclosed garden area with slate.

To the side elevation is a private driveway for parking leading to the garage.

#### **Garden:**

To the rear of the property is a private fenced garden. Paved patio to lawn with well stocked borders of shrubs and bushes.

#### **Notes:**

Council tax band: C

#### **Purchase procedure**

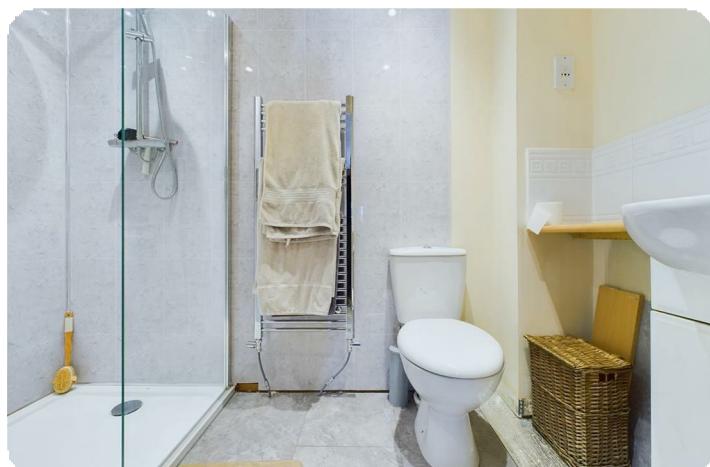
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to

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



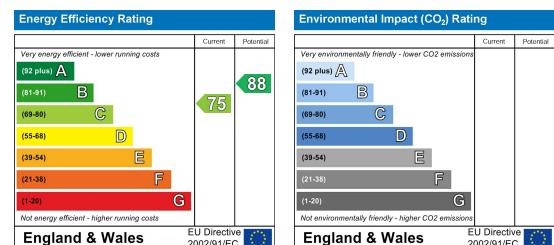
## Floor Plan



## 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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