



25 Willowdale Close, Bridlington, YO16 6RR

Price Guide £258,000



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Welcome to Willowdale Close, Bridlington - a prime location for this three-storey detached house. The property's spacious layout provides ample room for a growing family.

Situated in a block paved cul-de-sac just off Martongate, convenient for supermarket, Friendly Forester Inn and Restaurant, Bridlington North Library, bus service routes and local schools.

The property comprises: Ground floor: wc, lounge and kitchen/diner. First floor: three bedrooms, one en-suite and bathroom. Second floor: a further bedroom and en-suite. Exterior: private driveway for parking, garage and private rear garden. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, built in storage cupboard, understairs storage cupboard and central heating radiator.

Wc:

5'1" x 2'9" (1.57m x 0.86m)

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

Lounge:

16'8" x 10'11" (5.09m x 3.34m)

A front facing room, upvc double glazed bay window and two central heating radiators.

Kitchen/diner:

11'3" x 17'7" (3.45m x 5.37m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, gas boiler, upvc double glazed window, central

heating radiator and upvc double glazed french doors onto the garden.

First floor:

Built in storage cupboard housing hot water store.

Bedroom:

13'10" x 10'8" (4.22m x 3.26m)

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

En-suite:

4'10" x 9'10" (1.49m x 3.00m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, extractor and central heating radiator.

Bedroom:

11'2" x 11'1" (3.42m x 3.38m)

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

Bedroom:

7'7" x 6'4" (2.32m x 1.95m)

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

Bathroom:

8'0" x 6'3" (2.44m x 1.92m)

Comprises bath with shower attachment, wc and hand wash basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Second floor:

Built in wardrobes.

Bedroom:

10'5" x 14'2" (3.19m x 4.34m)

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

En-suite:

4'2" x 7'10" (1.29m x 2.39m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, extractor and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn. 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 and pebbled borders.

Garage:

Up and over door, power and lighting.

Notes:

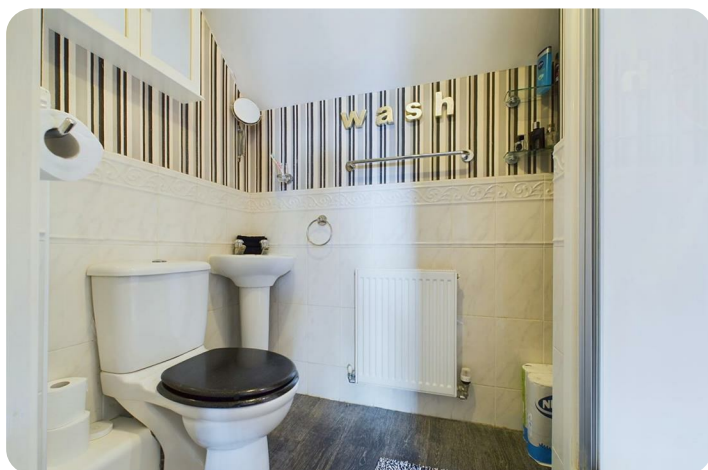
Council tax band: E

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:

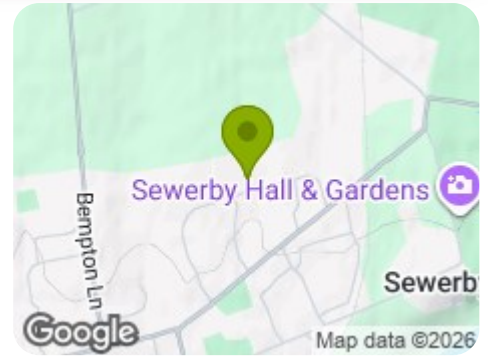
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



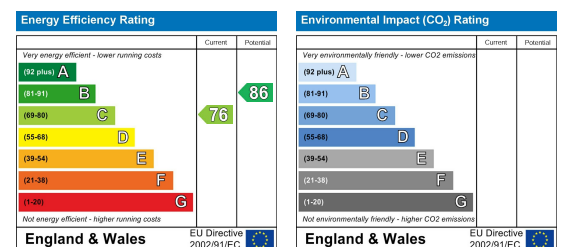
Floor Plan



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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