



## 62 Wheatley Drive, Bridlington, YO16 6UF

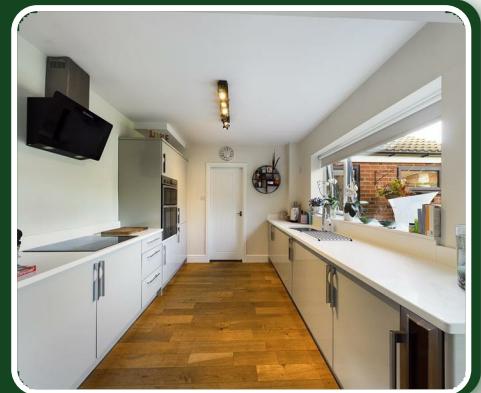
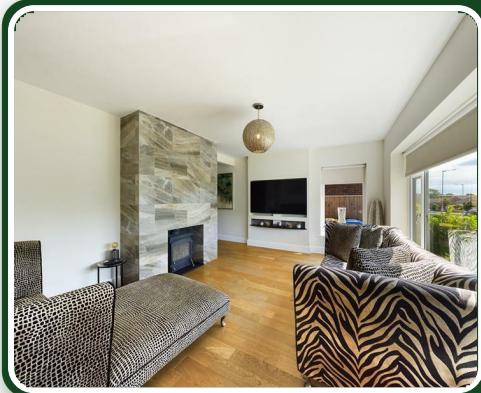
Price Guide £399,950



# 62 Wheatley Drive

, Bridlington, YO16 6UF

**Price Guide £399,950**



An extended four bedroom detached house which has been extensively modernised by the present owner. The property offers good size living space and is ideal for a family. Situated in a prime residential location on the north side of Bridlington. Close to local shops, restaurants, public house, bus routes, the north beach and cliff top walks. Must be viewed internally to appreciate what's on offer. The property comprises: Ground floor: sitting room, lounge, modern kitchen, dining room, utility, modern shower room and office/sun room. First floor: four double bedrooms, dressing room and modern house bathroom. Upvc double glazing and gas central heating.

#### **Entrance:**

Composite door into inner hall, tiled floor and central heating radiator.

#### **Sitting room:**

12'5" x 10'11" (3.79m x 3.34m)

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

#### **Lounge:**

16'7" x 11'6" (5.06m x 3.52m)

A front facing room, double opening multi fuel stove into kitchen with feature tiled surround, solid oak flooring, two upvc double glazed windows and central heating radiator.

#### **Kitchen:**

9'8" x 9'2" (2.97m x 2.80m)

Fitted with a range of modern base and wall units, Corian worktops, inset stainless steel one and a half sink unit, electric oven and hob with extractor over. Integrated fridge/freezer, solid oak flooring and upvc double glazed window.

#### **Dining room:**

17'9" x 11'10" (5.42m x 3.62m)

Over looking the garden, sky lantern, solid oak flooring, upvc double glazed window, central heating radiator and bi-folding doors.

#### **Utility:**

10'11" x 7'2" (3.34m x 2.20m)

Fitted with base and wall cupboards, solid beech worktops, stainless steel sink unit, integrated fridge, plumbing for washing machine, gas boiler, tiled floor, understairs storage cupboard and upvc double glazed window.

#### **Shower room:**

6'7" x 5'1" (2.03m x 1.55m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

#### **Office/sun room:**

11'1" x 10'6" (3.40m x 3.21m)

A rear facing room currently used as an office, solid oak flooring, two upvc double glazed windows and b-folding doors onto the garden,

#### **First floor:**

Built in storage cupboard housing hot water store.

#### **Bedroom:**

11'11" x 10'11" (3.64m x 3.33m)

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

#### **Dressing area:**

7'0" x 5'2" (2.14m x 1.59m)

Fitted with modern wardrobes, upvc double glazed window.

#### **Bedroom:**

10'11" x 9'7" (3.33m x 2.93m)

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

### **Bedroom:**

13'9" x 9'3" (4.20m x 2.82m)

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

### **Bedroom:**

10'11" x 7'7" (3.34m x 2.32m)

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

### **Bathroom:**

6'10" x 5'10" (2.10m x 1.80m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Full wall tiled, floor tiled, ladder radiator and upvc double glazed window.

### **Exterior:**

To the front of the property is a pebbled forecourt with extensive parking. To the side of the property is an enclosed store.

### **Garden:**

To the rear of the property is a fenced enclosed garden. Paved to lawn, gravedled patio area and borders of shrubs and bushes. Water point and outside 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.

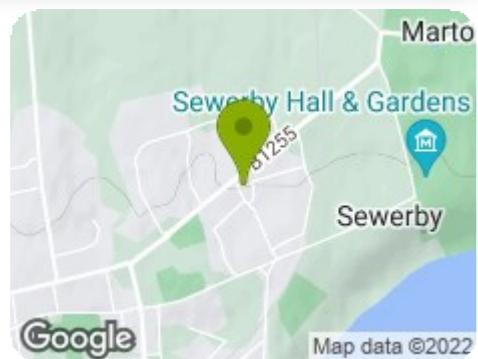
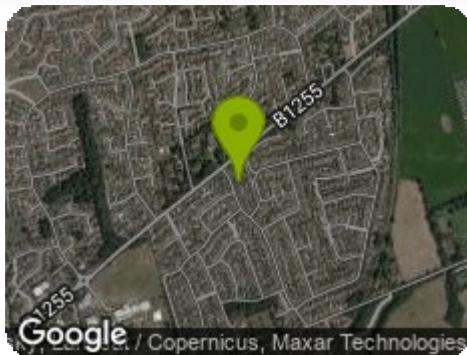
**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



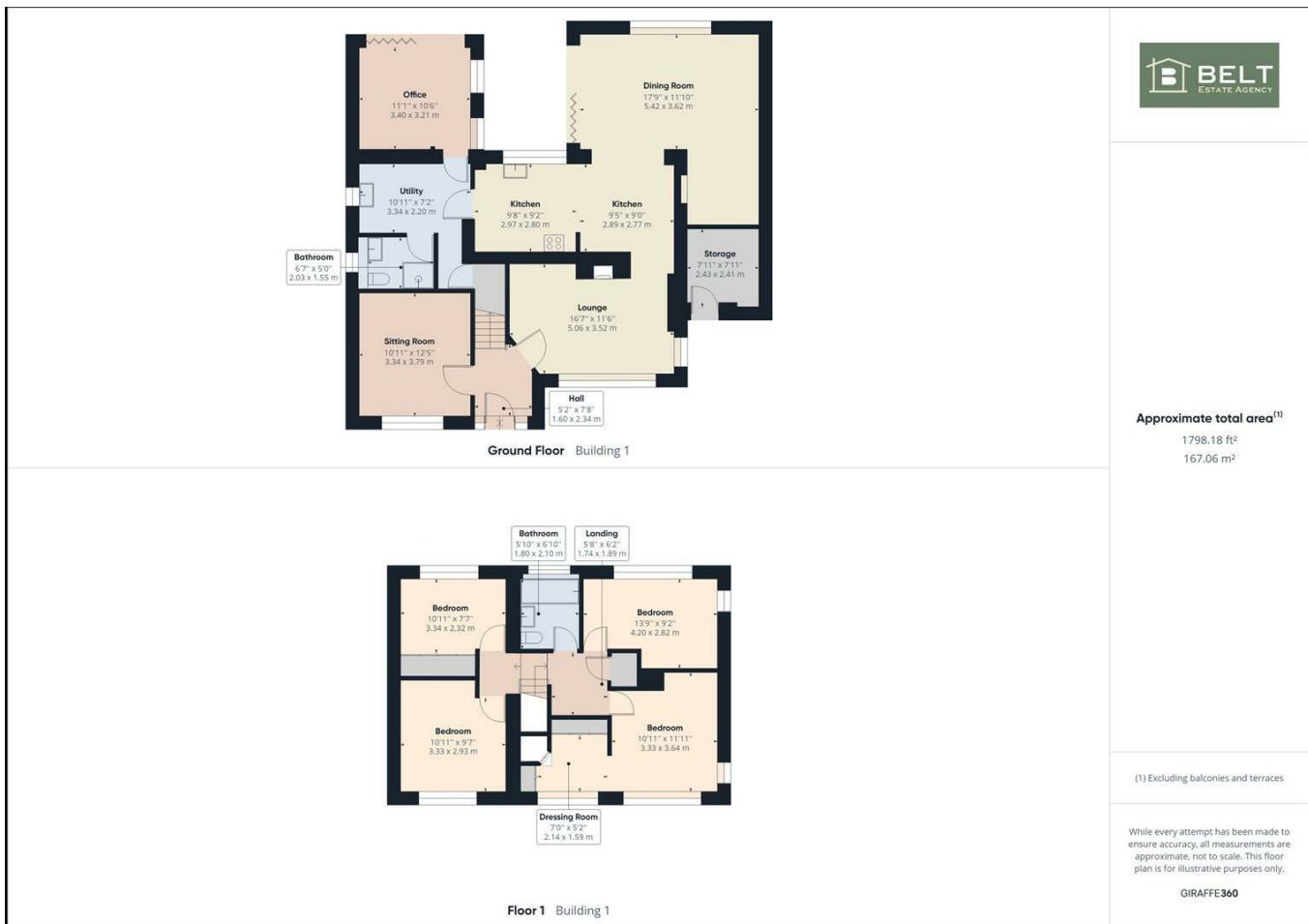
## Road Map

## Hybrid Map

## Terrain Map



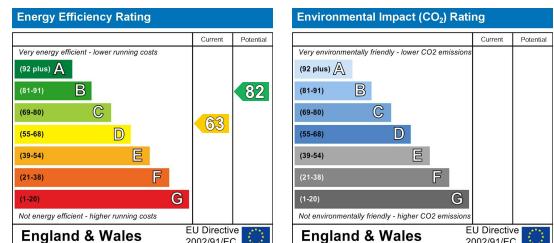
## Floor Plan



## 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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