



## 20 Waterdale Close, Bridlington, YO16 6RX

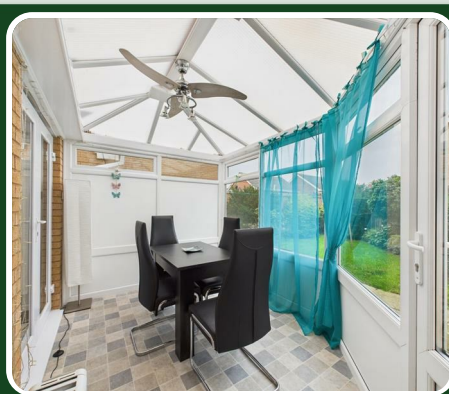
Price Guide £260,000



# 20 Waterdale Close

Bridlington, YO16 6RX

## Price Guide £260,000



Welcome to Waterdale Close in the coastal town of Bridlington, a detached house which is an ideal family home.

Built in 2005, the property boasts a generous living space, providing ample room for family life.

Inside, you will find two inviting reception rooms perfect for both relaxation and entertaining. The home features three well-proportioned bedrooms, ensuring that everyone has their own space. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy family.

The property is deceptively spacious, allowing for flexible living arrangements.

Situated in a prime location just off Martongate, Waterdale Close is ideally located near essential amenities, including the Co-op supermarket for your daily needs, the Friendly Forester Inn and Restaurant, and Bridlington North Library. Additionally, the local bus service routes and schools are within easy reach,

With no ongoing chain, this property is ready for you to move in and make it your own.

Don't miss the opportunity to view this home that perfectly combines space, comfort, and a good location.

### Entrance:

Door into a spacious inner hall and central heating radiator.

### Wc:

6'0" x 2'9" (1.85m x 0.84m)

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

### Lounge:

17'7" x 10'10" (5.37m x 3.31m)

A spacious double aspect room, gas fire in a modern surround, upvc double glazed bay window, two central heating radiators and upvc double glazed french doors into the conservatory.

### Dining room:

11'2" x 7'8" (3.42m x 2.34m)

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

### Kitchen:

14'4" x 9'4" (4.37m x 2.87m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, gas combi boiler fitted 2 years ago, plumbing for washing machine and dishwasher. Upvc double glazed window and central heating radiator.

### Upvc conservatory:

7'5" x 7'7" (2.27m x 2.32m)

Over looking the garden.

### First floor:

Upvc double glazing and central heating radiator.

### Bedroom:

15'4" x 10'10" (4.69m x 3.31m)

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

### En-suite:

6'10" x 6'2" (2.09m x 1.89m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

### Bedroom:

10'10" x 9'3" (3.32m x 2.84m)

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



### Bedroom:

8'0" x 7'8" (2.44m x 2.35m)

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

### Bathroom:

6'8" x 6'5" (2.04m x 1.96m)

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

### Exerior:

To the front of the property is a open plan garden with lawn and private driveway leading to the garage.

### Garden:

To the rear of the property is a fenced garden, paved patio to lawn with borders of shrubs and bushes.

### Garage:

17'2" x 8'11" (5.24m x 2.74m)

Up and over door, power and lighting.

### Notes:

Council tax band D

### 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



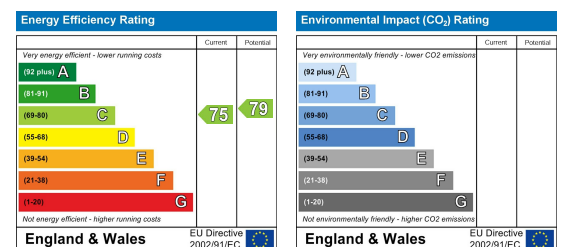
## Floor Plan



## 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.