

# Waterdale Close, Bridlington



**Detached House**  
**Three Bedrooms (1 En-Suite)**  
**Lounge**  
**Dining Room**  
**Kitchen**  
**Utility Room**

**Ground Floor Cloakroom/WC**  
**Bathroom/WC**  
**UPVC Double Glazed Windows**  
**Gas Central Heating**  
**Integral Garage**  
**Front & Rear Gardens**

Offers Based on  
**£154,995**



**Independent  
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34 Quay Road  
Bridlington, YO15 2AP  
Tel: 01262 424274  
Fax: 01262 403071

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# PROPERTY SPECIFICATION

## 19 WATERDALE CLOSE, BRIDLINGTON

<b>LOCATION</b>	Situated on a new development to the North side of Bridlington known as “The Crayke”, the property is within easy reach of primary and secondary schools and further nearby amenities include supermarket, pub/restaurant and library, bus route to the town centre.
<b>PROPERTY</b>	This modern three bedroomed detached property benefits from UPVC double glazed windows throughout, gas central heating, integral garage and gardens to front and rear.
<b>ENTRANCE HALL</b>	Metal banded front entrance door, staircase to first floor, side facing UPVC double glazed window, radiator.
<b>LOUNGE</b>	13’9” x 10’10” (4.19m x 3.30m) With feature fire surround, living flame effect fire, understairs storage cupboard, front facing UPVC double glazed window, radiator, television point, telephone point, archway leading through to:
<b>DINING ROOM</b>	10’0” (maximum) into rear facing UPVC double glazed bay window x 8’4” (maximum) (3.05m x 2.54m) with radiator.
<b>KITCHEN</b>	9’1” x 8’3” (2.77m x 2.51m) Fitted with a range of modern matching base level and wall mounted units, fitted worktops and inset single drainer sink unit, “Whirlpool” 4 ring gas hob with electric oven below and extractor hood over, rear facing UPVC double glazed window, ceramic tiling to floor, tiled to water sensitive areas, ceiling spotlights.
<b>UTILITY AREA</b>	5’2” x 4’10” (1.57m x 1.47m) Space and plumbing for automatic washing machine, wall mounted “Ideal ICOS” gas central heating boiler, radiator, ceramic tiling to floor, double glazed door leading to rear garden plus door to:
<b>GROUND FLOOR CLOAKROOM/WC</b>	5’2” x 3’0” (1.57m x 0.91m) Having low flush WC and pedestal wash hand basin, ceramic tiling to floor, side facing UPVC double glazed window, radiator.
<b>FIRST FLOOR LANDING</b>	With access to roof void space.
<b>BEDROOM 1</b>	10’6” x 8’10” (3.20m x 2.69m) With front facing UPVC double glazed window, radiator, archway leading to:
<b>DRESSING AREA</b>	6’10” x 5’8” (2.08m x 1.73m) with rear facing UPVC double glazed window, radiator, door leading to:
<b>EN-SUITE SHOWER ROOM</b>	6’10” x 5’0” (2.08m x 1.52m) With walk-in shower cubicle, low flush WC, vanity wash hand basin with cupboard below, rear facing UPVC double glazed window, radiator, extractor fan.
<b>BEDROOM 2</b>	10’2” x 14’0” into recess (3.10m x 4.27m) With built in tank and towel storage cupboard, front facing UPVC double glazed window, radiator.
<b>BEDROOM 3</b>	11’10”(maximum) x 7’6” (maximum into recess) (3.61m x 2.29m) With rear facing UPVC double glazed window, radiator.
<b>BATHROOM</b>	6’10” x 6’3 (2.08m x 1.91m) Tiled to water sensitive areas with three piece suite comprising panelled bath with shower fitment from mixer tap, low flush WC and vanity wash hand basin with cupboard below and shelving, extractor fan, rear facing UPVC double glazed window, radiator.
<b>EXTERIOR FRONT</b>	Open plan lawned front garden, driveway leading to integral garage, footpath to the side leading to:
<b>REAR GARAGE</b>	Lawned rear garden with patio area, fenced boundaries. 17’2” x 8’3” (5.23m x 2.51m) With up and over door, light and power connected.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	TBC
<b>VIEWING</b>	By appointment through HomeFinder of Bridlington Ltd.

*NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.*