



**Waterdale Close, Bridlington**

YO16 6RX

**Asking Price £364,500**



# 73 Waterdale Close, Bridlington

## DESCRIPTION

Situated on Waterdale Close, this substantial detached home on the North side of Bridlington offers generous living space, including two versatile reception rooms. Close to local shops and schools, and within walking distance of Bridlington's North Side Beach, the desirable location makes it an ideal family home.

The generous lounge is a wonderful space to relax and unwind, filled with natural light and offering plenty of room for comfortable seating. It flows seamlessly into a bright conservatory, creating an even larger living area with a warm and welcoming atmosphere. Following on, the separate dining room provides ample space for a family dining table. The heart of the home is the lovely kitchen, thoughtfully designed with both practicality and style in mind. Overlooking the garden, it offers an attractive outlook, along with generous worktop and storage space,

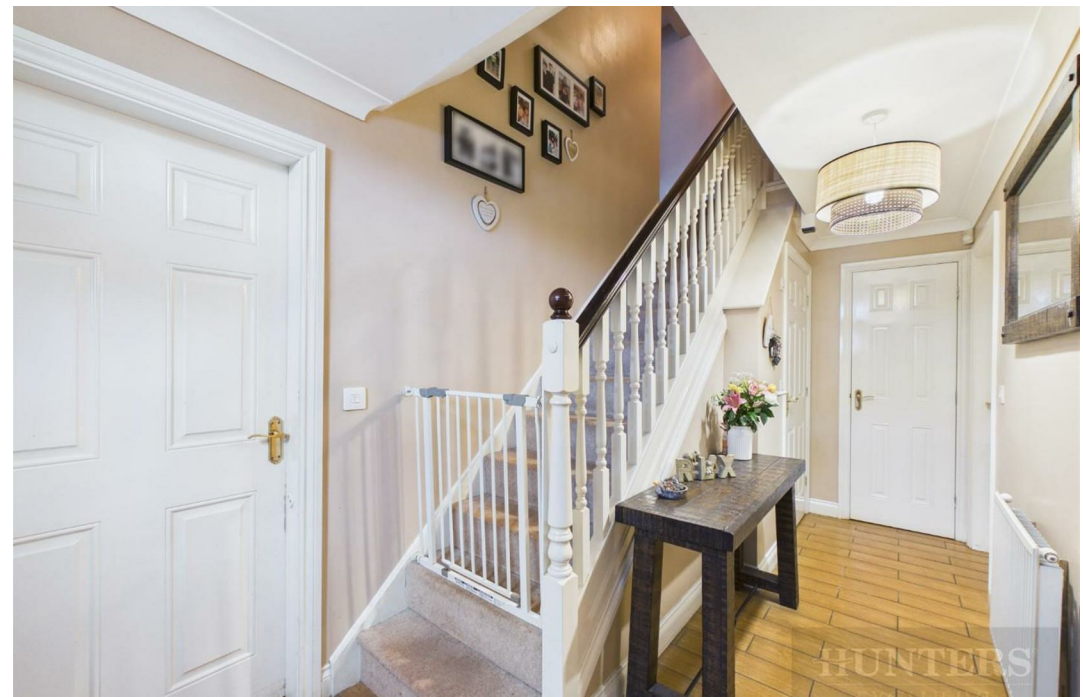
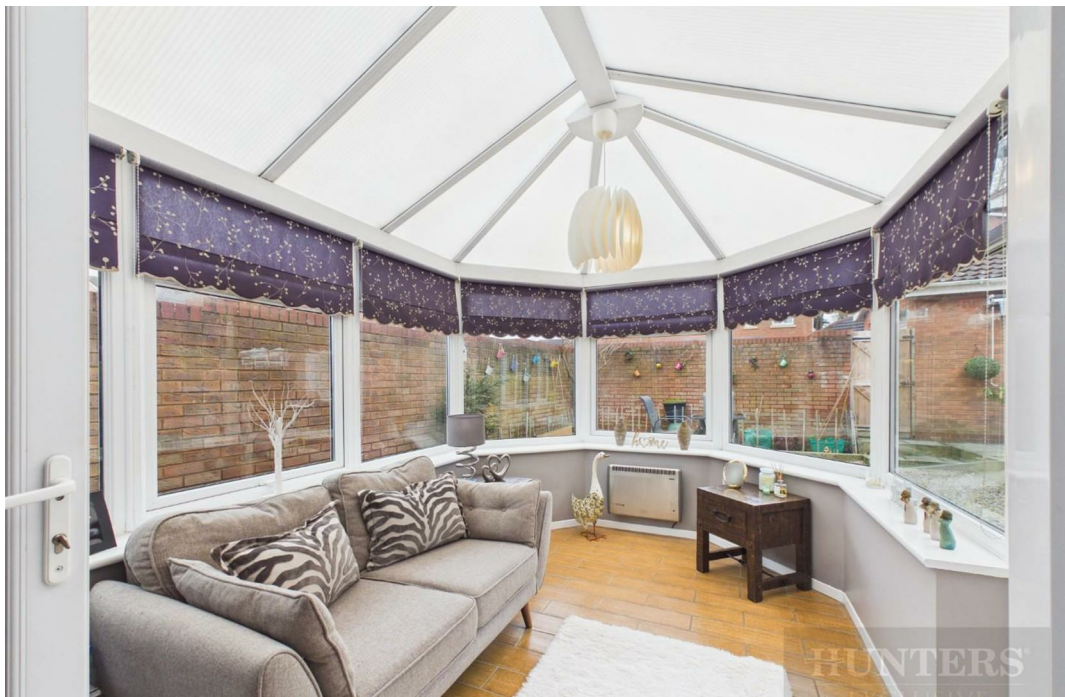
For practicality, the house includes a versatile utility room and a convenient downstairs w/c, enhancing the functionality of the living space.

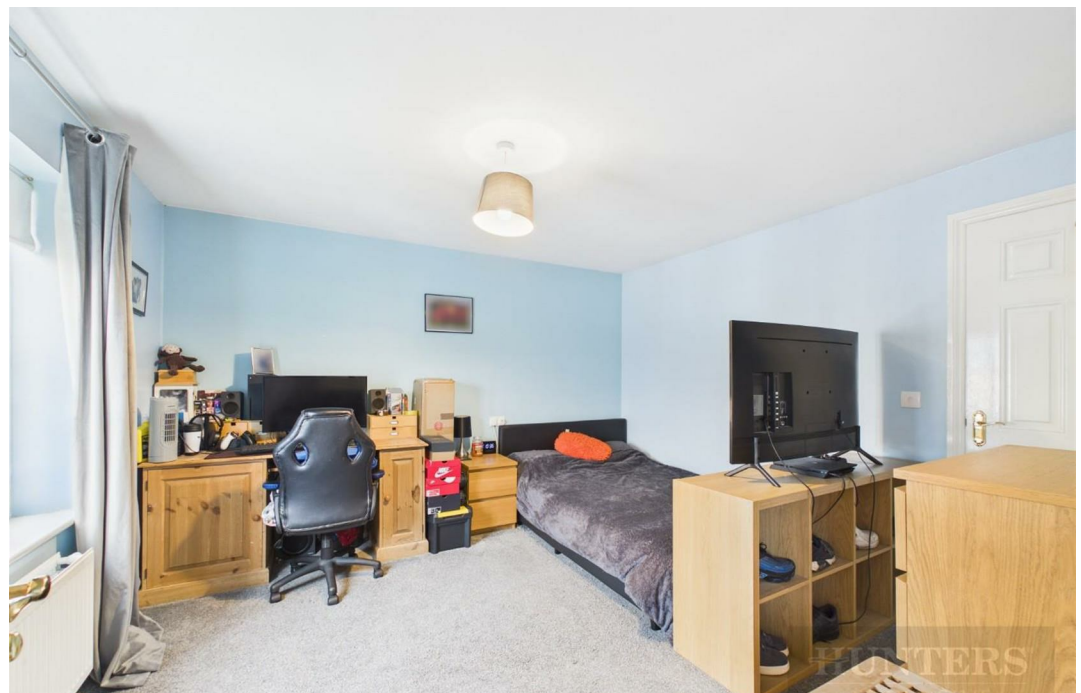
The property features five well-proportioned bedrooms across two floors, ensuring comfort for all family members. Two of the bedrooms are located on the top floor, ideal for older children or guests seeking additional privacy. Two bedrooms benefit from en suite bathrooms, and there are also two separate bathrooms, making it easy for a busy household to manage morning routines.

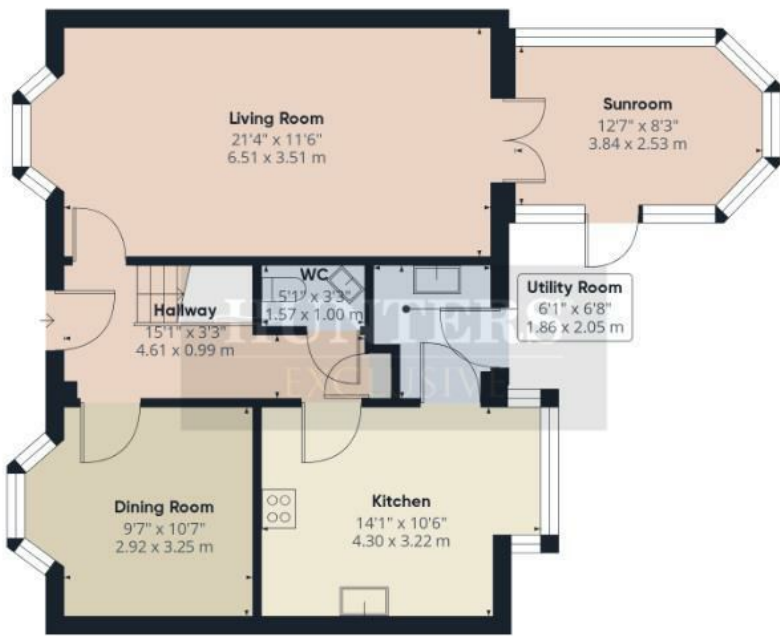
Outside, the property is complemented by a garage and off-street parking. This is further enhanced by a spacious, enclosed graveled garden, offering a low-maintenance outdoor retreat. The garden features a raised patio seating area, perfect for relaxing or entertaining.

This lovely home in Bridlington is perfect for families seeking a blend of comfort, style, and convenience. With its spacious interiors and lovely garden, it truly offers a wonderful lifestyle opportunity. Don't miss the chance to make this exceptional property your own!

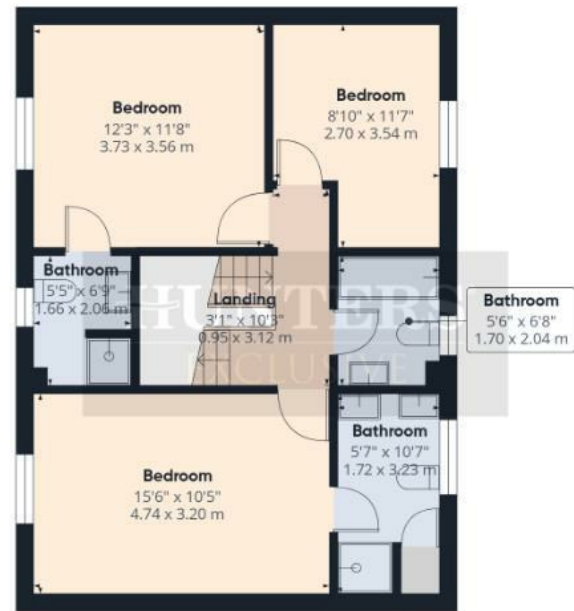




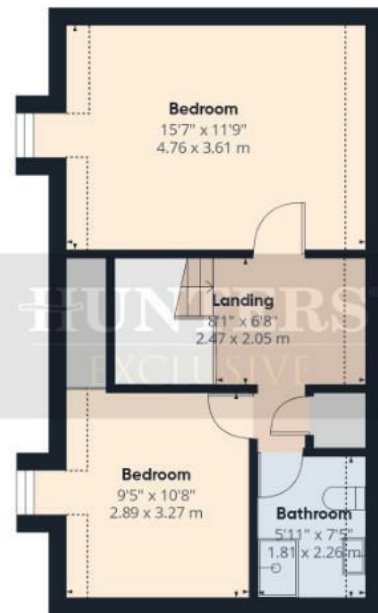




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**HUNTERS**  
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Approximate total area<sup>(1)</sup>

1928 ft<sup>2</sup>

179.1 m<sup>2</sup>

Reduced headroom

44 ft<sup>2</sup>

4.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:

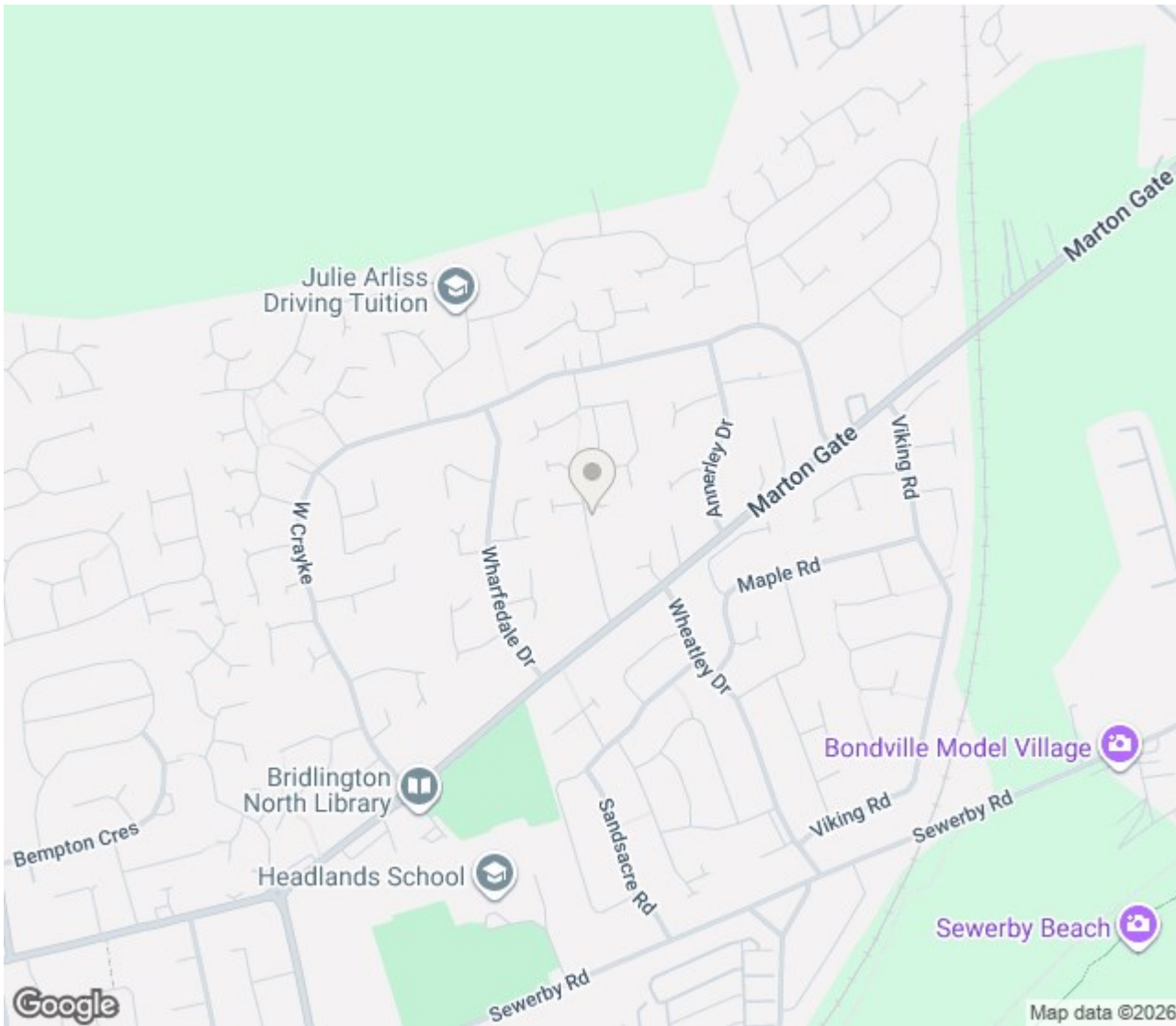
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**HUNTERS**  
EXCLUSIVE





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

HMRC Disclaimer - Bridlington  
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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