



47 Pinfold Lane
Bridlington
YO16 7AF

ASKING PRICE OF

£275,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



Garage, Off Road Parking



Gas Central Heating

47 Pinfold Lane, Bridlington, YO16 7AF

This charming Tudor-style detached house offers four bedrooms, including a master with an ensuite shower room, this home provides ample living space for a growing family. The property features two inviting reception rooms, ideal for entertaining, a well-appointed kitchen with an adjacent utility room, and a convenient downstairs WC. Outside, the low-maintenance garden is complemented by a delightful summer house and a garage. A paved driveway and frontage offer parking for multiple vehicles.

The schools that serve the locality are Burlington Pre, Infant and Junior School with Headlands being the closest Secondary School. The East Riding of Yorkshire College is also within walking distance.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and

leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Lounge



Dining Room



Kitchen



Utility

Accommodation

PORCH

6' 5" x 3' 9" (1.962m x 1.156m)

Entrance is via a uPVC front porch with opening window to the front elevation, wood effect vinyl flooring, coat hanging space and uPVC door into the main entrance hall. The porch is a great addition to the property especially for the winter to months to remove shoes and coats before entering the main entrance hall.

ENTRANCE HALL

The entrance hall is the hub of the house offering access to all downstairs rooms. With coving, radiator and staircase up to first floor landing.

LOUNGE

19' 8" x 10' 9" (6.004m x 3.296m)

With a box bay window to the front elevation, electric fire with feature surround, coving, two radiators and sliding uPVC doors onto the rear garden which are perfect for creating a seamless indoor outdoor feel during the summer months.

DINING ROOM

12' 2" x 9' 9" (3.720m x 2.981m)

A second reception room that the current owners have set up as a dining room that comes straight off the kitchen. With a box bay window to the front elevation, coving, radiator and door to:

KITCHEN

11' 4" x 8' 1" (3.471m x 2.472m)

With a range of wall and base units with worktop over, partially tiled walls, stainless steel sink and drainer with mixer tap over sits beneath a window that looks out onto the rear garden. Wood effect vinyl flooring that continues through to the utility room and down stairs WC. Space for oven, dishwasher and opening to:

UTILITY ROOM

7' 8" x 5' 0" (2.343m x 1.537m)

A practical addition to the main kitchen area with a base unit which offer additional storage, a second stainless steel sink and drainer with mixer tap over. Wall mounted gas central heating boiler. Space and plumbing for a washing machine and large fridge freezer. uPVC glazed door onto the rear garden and door to:

WC

With wash hand basin, WC and extractor fan.

FIRST FLOOR LANDING

With doors to all rooms, loft hatch with access to a boarded loft.



Bedroom 1



Ensuite



Bedroom 3



Bedroom 2

BEDROOM 1

12' 8" x 10' 1" (3.877m x 3.097m)

With a window to the front elevation, radiator and door to:

ENSUITE

6' 6" x 3' 2" (1.994m x 0.978m)

A recently refitted ensuite with a window to the front elevation, wet wall surround, vinyl flooring, radiator, vanity wash hand basin, shower with folding door and thermostatic power shower over.

BEDROOM 2

10' 10" x 9' 1" (3.320m x 2.773m)

With a window to the front elevation, storage cupboard housing the hot water tank, coving and radiator

BEDROOM 3

9' 0" x 9' 4" (2.744m x 2.86m)

With a window to the rear elevation and radiator.

BEDROOM 4

9' 5" x 7' 10" (2.892m x 2.413m)

With a window to the rear, loft hatch and radiator.

SHOWER ROOM

7' 0" x 5' 8" (2.155m x 1.738m)

With a window to the rear elevation, vinyl flooring, partially tiled walls, vanity wash hand basin, shower with sliding doors and Mira Sport shower over, WC and radiator.

OUTSIDE

To the rear, there is a low maintenance paved garden with fenced boundary. The current owners have added pops of colour with pots and planters around the space. There is a delightful summerhouse which offer an additional space for dining or relaxing in during the summer months.

Open access to the side driveway and garage.

To the front the property sits back from the road behind a hedge, the frontage is paved which offers additional parking. The frontage and driveway offer parking for multiple vehicles.

GARAGE

With up and over door and power and light connected.



Bedroom 4



shower room



Rear elevation



Garage

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

All mains services are available at the property.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01626401401

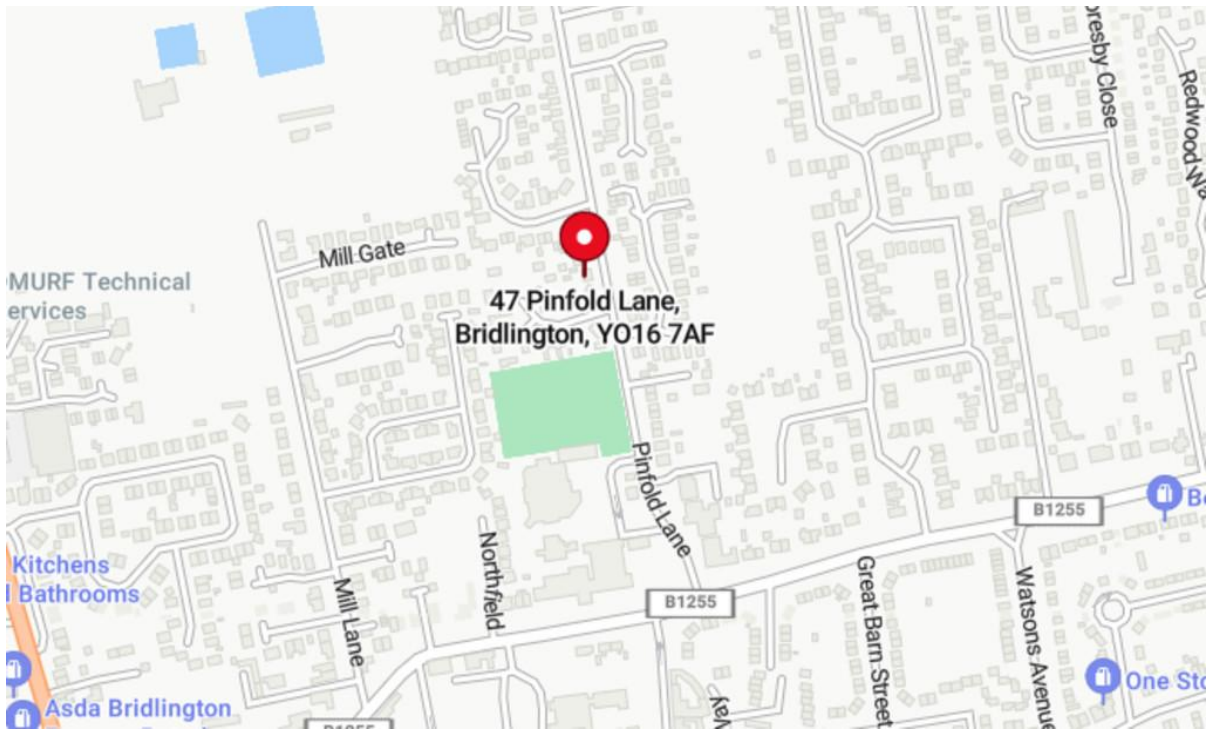
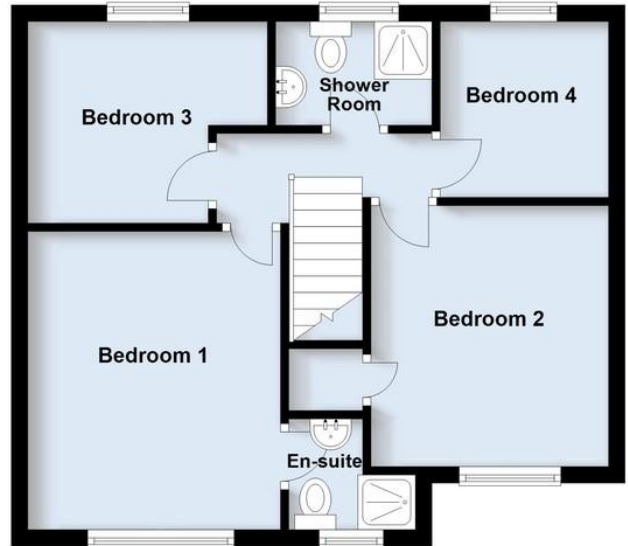
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 93 sq m (1001 Sq ft)

Ground Floor



First Floor



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beaten on fees!**

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