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EST 1891



11 Pinfold Close
Bridlington
YO16 7GH

GUIDE PRICE

£185,000

3 Bedroom Semi-Detached House

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01262 401401



Garden

 3
  1
  1
  Off Road Parking
  Gas Heaters

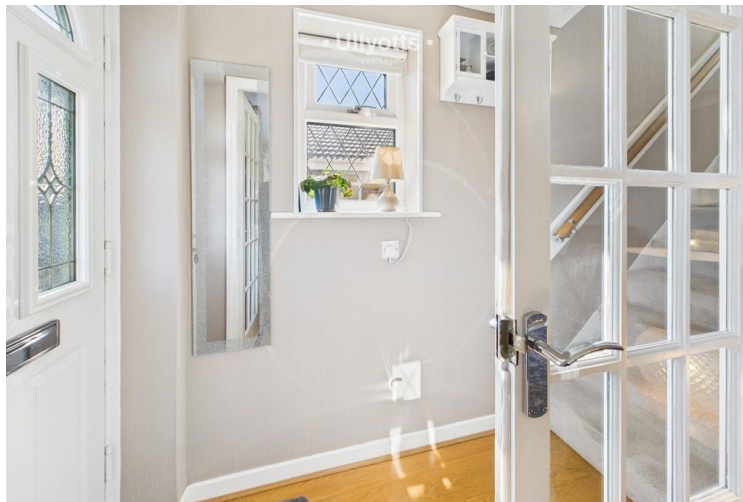
11 Pinfold Close, Bridlington, YO16 7GH

This charming three-bedroom semi-detached home offers spacious living with a lounge, kitchen/diner, conservatory and a well-appointed shower room. Featuring gas fires, wall heaters, and mainly UPVC double glazing, the property ensures comfort throughout. Outside, it offers generous parking, space for a garage and beautifully maintained private gardens to the front and rear.

The Pinfold Lane area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and New Pasture Lane Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a

play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional British seaside appeal. It offers a mix of attractions, including the stunning promenades, Bridlington Spa, and Sewerby Hall and Gardens. The town has a rich fishing heritage and a lively atmosphere, with plenty of shops, restaurants and family-friendly activities. With its scenic coastline and access to the Yorkshire Wolds, Bridlington is a popular destination for tourists and a welcoming place to live.



Entrance Hall



Lounge



Kitchen



Dining Area

Accommodation

ENTRANCE HALL

6' 5" x 3' 8" (1.96m x 1.12m)

The main entrance to the property is via a composite door into the entrance hall. A window to the side elevation allows natural light to fill the space which also flows to the lounge via glazed double doors along with engineered oak flooring. A staircase offers access to the first-floor landing.

LOUNGE

16' 4" x 11' 8" (4.98m x 3.56m)

This inviting lounge features a charming bow window to the front. The elegant engineered oak flooring and classic coving add a touch of sophistication, while the gas fire with a marble hearth and surround creates a cosy focal point. A door leads into the dining kitchen, enhancing the room's practicality and flow.

KITCHEN / DINING AREA

14' 8" x 9' 4" (4.47m x 2.84m)

This stylish and well-equipped kitchen offers a range of wall, base, drawer and display units with a worktop over, tiled splashback and tile effect laminate flooring. High

quality built-in appliances include a double oven, gas hob with extractor, microwave, with dedicated space for a fridge freezer and washing machine. The asterite sink and drainer with a mixer tap sits beneath a window to the rear elevation and a further window to the side and glazed double doors to the conservatory, and an understairs cupboard provides extra storage. The dining area is warmed by a recently replaced wall-mounted gas heater, creating a comfortable and inviting space for meals and entertaining.

CONSERVATORY

12' 7" x 9' 6" (3.84m x 2.9m)

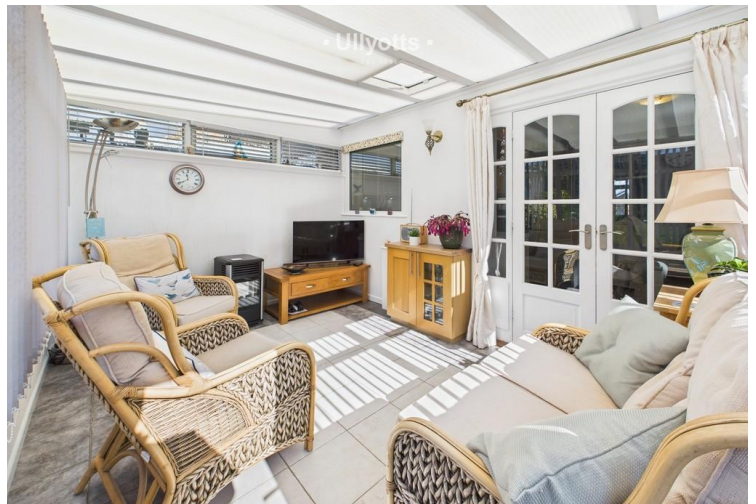
The conservatory is made from uPVC construction and benefits from windows to the side and rear with fabulous views of the garden, tiled flooring and a uPVC door onto the garden.

LANDING

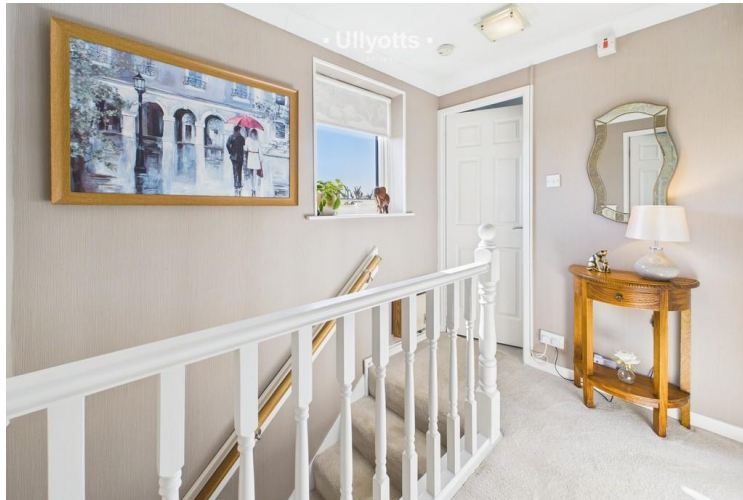
With wall mounted gas heater, airing cupboard housing the hot water cylinder, loft access, window to side elevation and doors to all upstairs rooms.



Kitchen /Dining area



Conservatory



Landing



Bedroom 1

BEDROOM 1

12' 4" x 8' 5" (3.76m x 2.57m)

With range of built in wardrobes with sliding doors, coving, TV point and window to front elevation.

BEDROOM 2

8' 9" x 8' 4" (2.67m x 2.54m)

With range of built-in wardrobes with bi-fold doors, coving and window to rear elevation.

BEDROOM 3

8' 9" x 6' 9" (2.67m x 2.06m)

With laminate flooring, coving, window to front elevation, built-in wardrobe and shelving.

SHOWER ROOM

6' 3" x 5' 5" (1.91m x 1.65m)

A modern shower room with a vanity wash hand basin and WC with a tiled splashback, quadrant shower cubicle, with electric 'Mira Sport' shower over with wet wall surround, laminate flooring and window to rear elevation and a wall mounted Dimplex heater.

HEATING

Electric Heating and Gas Fire

The gas fire, heaters and hob were checked 24/2/25 when replacing the Baxi heater in the kitchen/dining area.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

A large block paved area for parking for around 3 vehicles and gated access to the rear of the property.

OUTSIDE

The property offers immaculate gardens to both the front and rear. To the front is a curved lawn area with colourful plants and shrubs and a large block paved area for parking for around 3 vehicles and gated access to the rear of the property.

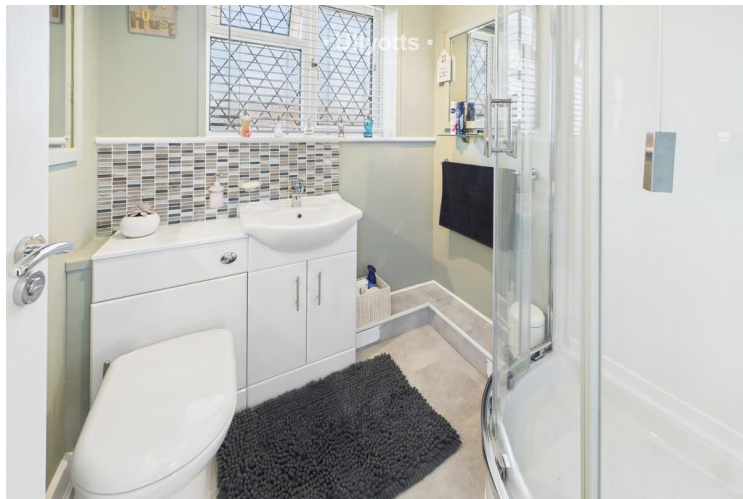
To the rear a steel garden shed offers storage for gardening tools, a lawned area, garden pond, colourful shrubs and plants and a raised decking area that the current vendors use as a sunny breakfast spot. A patio area also offers another area that would be suitable for



Bedroom 2



Bedroom 3



Shower Room



Rear Elevation

seating of dining. The rear garden is very private and sunny and of a good size

TENURE

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

SERVICES

All mains services connected.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.

Floor plans are for illustrative purposes only.

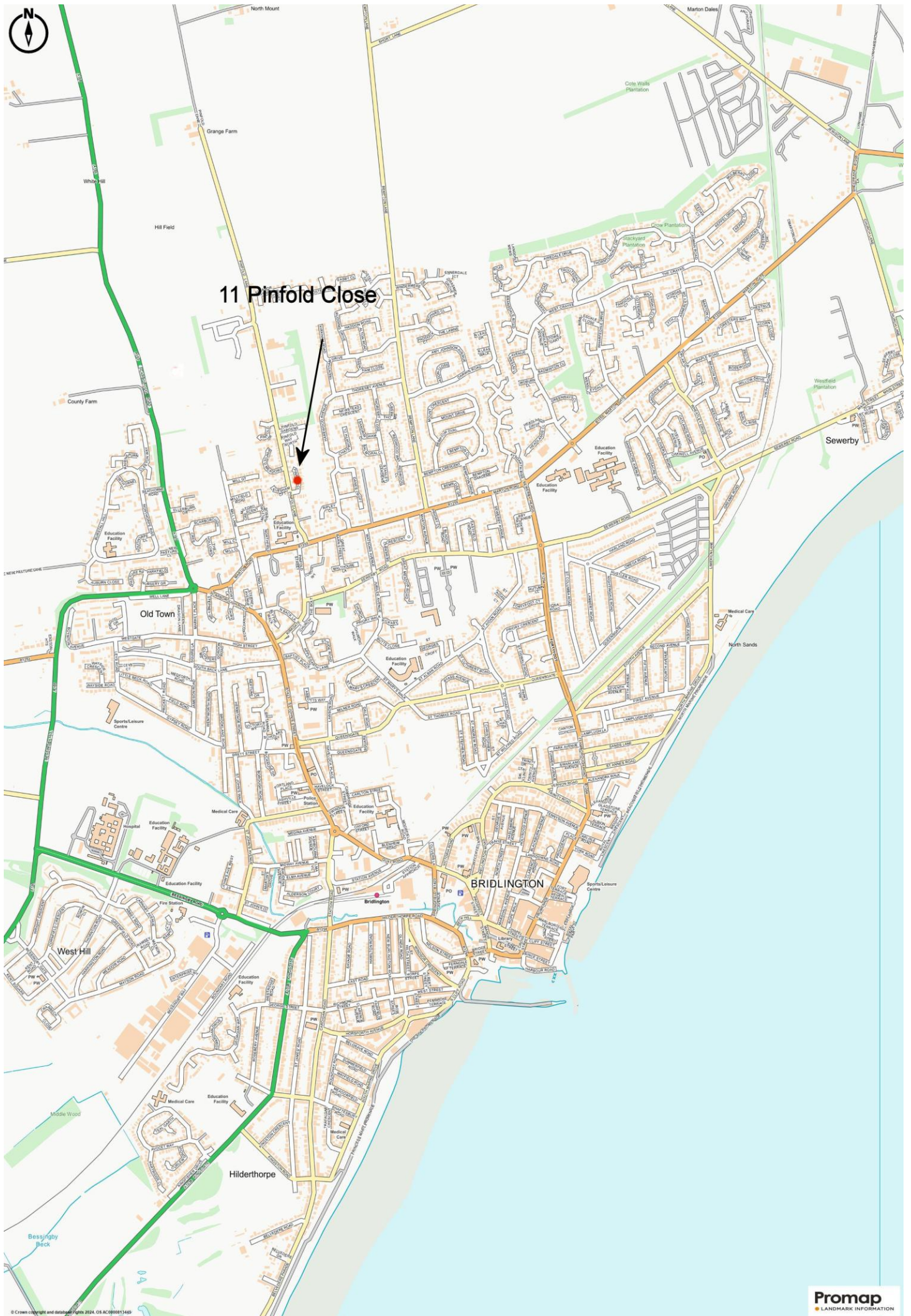
VIEWING

Strictly by appointment (01262) 401401 Option 1

Regulated by RICS.



11 Pinfold Close



The stated EPC floor area, (which may exclude conservatories),
is approximately 87 sq m (957 ft²)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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