

# HUNTERS®

HERE TO GET *you* THERE

NORTH COUNTRY  
HOMES



## Seabreeze, Pinfold Lane

Bridlington, YO16 6XS

£269,995



# Seabreeze, Pinfold Lane

Bridlington, YO16 6XS

£269,995



## \*\*THE HERON \*\*

### Four-Bedroom Detached Home with Detached Garage and Off-Road Parking

This exceptional home features an entrance hall that leads into a welcoming lounge. The lounge flows seamlessly into the open-plan kitchen and dining area, which will be equipped with a Richmond Furniture Kitchen. The dining area boasts French doors that allow ample natural light and provide easy access to the rear garden. Additionally, the ground floor includes a convenient downstairs WC and multiple storage spaces.

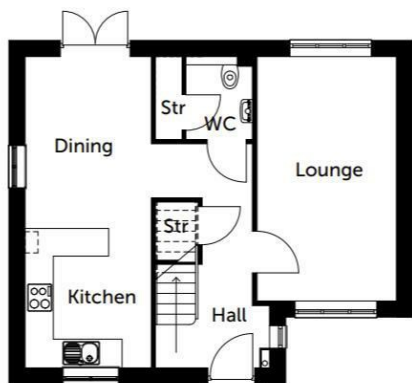
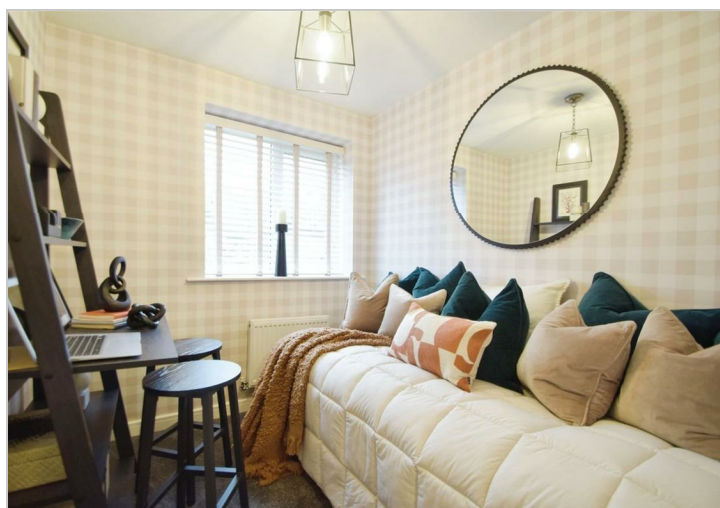
On the first floor, you will find a spacious master bedroom with an en-suite bathroom, three further well-proportioned bedrooms, a main family bathroom, and additional storage space.

- Four Bedroom Detached
- Detached Garage
- PV Solar Panels
- 10 Years Warranty (first 2 years with NorthCountry Homes and a further 8 years with LABC)
- EV Charging Point
- Personalise your new home with optional extras (subject to build stage)
- Ideal Family Home
- Exciting New Development

Please note, the internal images are taken from a typical North Country Homes show home so may not reflect the actual plot being marketed.

Tel: 01262 674252





## 0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	5.95 x 2.97	19ft 6in x 9ft 9in
Kitchen	2.97 x 2.70	9ft 9in x 8ft 10in
Dining	3.67 x 2.70	12ft 1in x 8ft 10in
WC	1.80 x 1.45	5ft 10in x 4ft 9in

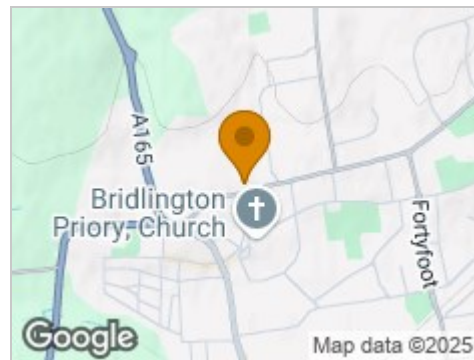
## 1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	4.16 x 2.71	13ft 8in x 8ft 11in
En-suite	2.49 x 1.32	8ft 2in x 4ft 3in
Bedroom 2	2.76 x 2.70	9ft 1in x 8ft 10in
Bedroom 3	3.06 x 2.42	10ft 1in x 7ft 11in
Bedroom 4	3.82 x 2.31	12ft 7in x 7ft 7in
Bathroom	2.39 x 1.67	7ft 10in x 5ft 6in

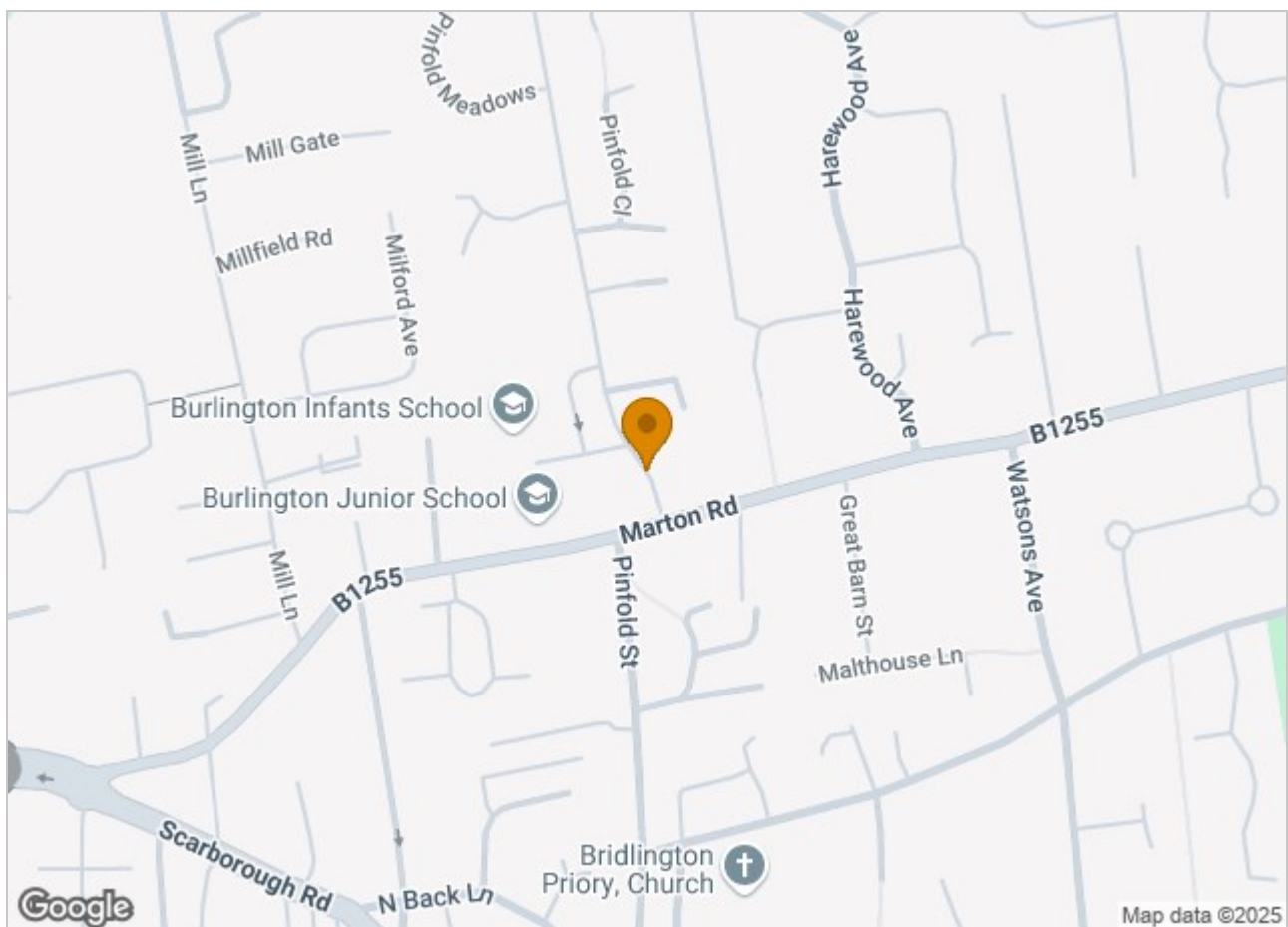
Hybrid Map



Terrain Map



Road Map



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.