



45 Pinfold Lane, Bridlington, East Yorkshire, YO16 7AF

- Two Bedroom Detached Bungalow
- Early Viewing Recommended
- Freshened Up Accommodation
- Lounge with Dining Area
- Bathroom with Four Piece Suite
- No Forward Chain
- Pleasant Corner Plot Position
- Potential To Move Straight In
- Kitchen with Conservatory
- Garden Areas with Parking and Garage

Offers In The Region Of £230,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

45 Pinfold Lane, Bridlington, East Yorkshire, YO16 7AF

Located in the desirable East Yorkshire coastal resort of Bridlington can be found this well presented two bedroom detached bungalow. Having undergone a recent scheme of freshening up, the property benefits from new carpets/floor coverings and décor to most rooms. Ready to potentiality move straight into, an early viewing is highly recommended to fully appreciate this super home. Occupying a corner plot position, there are garden areas to the front, side and rear with off road parking and a single garage. The accommodation comprises:- Entrance lobby with access to the lounge, dining area, kitchen, conservatory, inner hallway, two bedrooms and a bathroom with a four piece suite. Gas fired central heating system and majority double glazing. Viewing via Leonards please.

Location

Located on the north side of Bridlington, off Marton Road (B1255) within 10 minutes walk of the Old Town. The Old Town is a mixture of small shops cafes, pubs and the odd restaurant together with the Priory Church and Bayle Museum. It has it's own distinct flavour so much so it was used as the backdrop for the last Dad's Army film.

Entrance Lobby

Main front entrance door provides access into the welcoming lobby area. Radiator, coving to the ceiling and inset ceiling light. Access into:

Lounge

14'9" x 11'11" (4.502m x 3.635m)

A lovely double aspect room with windows to the front and side elevations, fire surround with coal effect electric fire, radiator, coving to the ceiling and inset ceiling lights. Archway leads into:

Dining Area

8'1" x 6'10" (2.475m x 2.102m)

Window to the front elevation, radiator, coving to the ceiling and internal window provides borrowed light to the inner hallway.

Kitchen

13'7" x 7'10" (4.142m x 2.404m)

Fitted with a range of base and wall units with work surfaces with part tiled splashbacks and incorporating a single drainer sink unit with mixer tap. Appliances of gas hob with hood over, space for fridge/freezer and washing machine. Cylinder cupboard and window to the rear conservatory with adjoining entrance door leading into:

Conservatory

9'3" x 7'7" (2.826m x 2.328m)

Overlooking the rear garden area with windows and entrance doors to both side elevations. Radiator and wooden effect floor covering.

Inner Hallway

With access to roof void and doors to all rooms off.

Bedroom One

11'10" x 9'9" (3.623m x 2.979m)

Window to the side elevation, radiator and coving to the ceiling.

Bedroom Two

8'5" x 10'1" (2.573m x 3.082m)

Window to the front elevation, radiator and coving to the ceiling.

Bathroom

9'8" x 5'8" (2.957m x 1.741m)

Containing a four piece suite of bath, shower cubicle with seat, wash hand basin and WC. Window to the rear elevation, towel rail radiator, tiling to the walls and floor, extractor and coving to the ceiling.



Outside

The property occupies a pleasant corner plot position standing on the corner of Pinfold Lane and Evesham Croft. There are garden areas to the front, side and rear. The front and side are mainly laid to lawn with a hedged boundary. The enclosed rear garden is designed for low maintenance with paved and landscaped areas. There is a useful garden shed.

Garage

8'2" x 16'10" (2.501m x 5.146m)

With electric up and over door, side and rear windows, power and light.

Personal Interest Declaration

Under the Estate Agents Act 1979 we are obliged to advise that one of the sellers of this property is an employee of Leonards.

Energy Performance Certificate

The current energy rating on the property is D (64).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number BRI624045000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

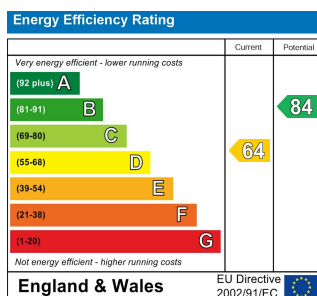
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Ground Floor



45 Pinfold Lane, Bridlington



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at.....

OnTheMarket.com

LEONARDS
SINCE 1884