



BELT
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75 Pinfold Lane, Bridlington, YO16 6XP

Price Guide £299,950



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Welcome to this stunning modern detached house located on Pinfold Lane in the charming town of Bridlington. This newly built property, completed in 2022 and still under guarantee, offers a perfect blend of style and functionality.

With four generously sized bedrooms, this home provides ample space for a growing family or those in need of a home office or guest room.

Situated in a new development, conveniently close to local amenities, schools, Bridlington's Old Town making it an ideal choice for families.

The property comprises: Ground floor: lounge, modern kitchen/diner, utility and wc. First floor: four bedrooms, one en-suite and bathroom. Exterior: enclosed gardens, private driveway and garage. Upvc double glazing and gas central heating.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this fantastic property on Pinfold Lane.

Entrance:

Door into inner hall, central heating radiator.

Wc:

5'10" x 2'10" (1.79m x 0.87m)

Wc, wash hand basin, extractor and central heating radiator.

Lounge:

16'9" x 9'11" (5.12m x 3.03m)

A front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

Kitchen/diner:

19'8" x 8'11" (6.00m x 2.73m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, space for a fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the garden.

Utility:

7'6" x 5'3" (2.31m x 1.61m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for a washing machine, part wall tiled, central heating radiator and door onto the garden.

First floor:

Central heating radiator and access to the loft space.

Bedroom:

12'9" x 11'9" (3.89m x 3.59m)

A spacious front facing double room, built in mirrored wardrobe, two upvc double glazed windows and central heating radiator.

En-suite:

9'3" x 4'7" (2.83m x 1.40m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

12'10" x 9'2" (3.92m x 2.81m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

10'1" x 8'3" (3.09m x 2.54m)

A rear facing double room, built in sliding wardrobe, upvc double glazed window and central heating radiator.

Bedroom:

9'1" x 8'11" (2.79m x 2.72m)

A front facing good sized single room, upvc double glazed window and central heating radiator.

Bathroom:

6'8" x 5'7" (2.05m x 1.71m)

Comprises bath with shower over, wc and wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn and pebbled driveway leading to the garage.

Garden:

To the rear of the property is fenced enclosed garden, patio area to lawn with borders of shrubs and bushes.

Garage:

Up and over door, power and lighting.

Notes:

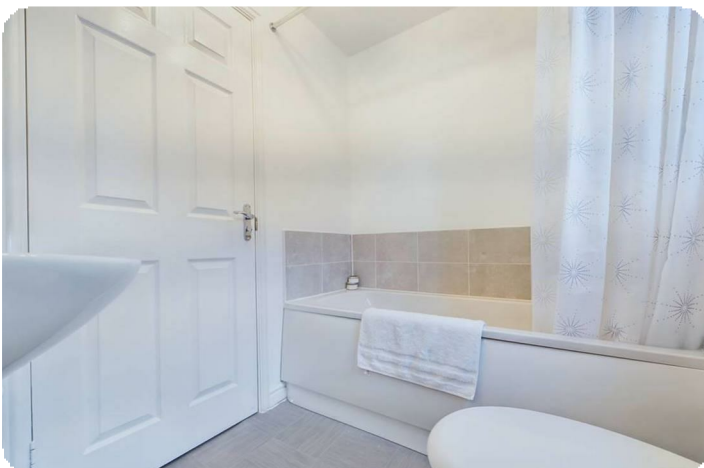
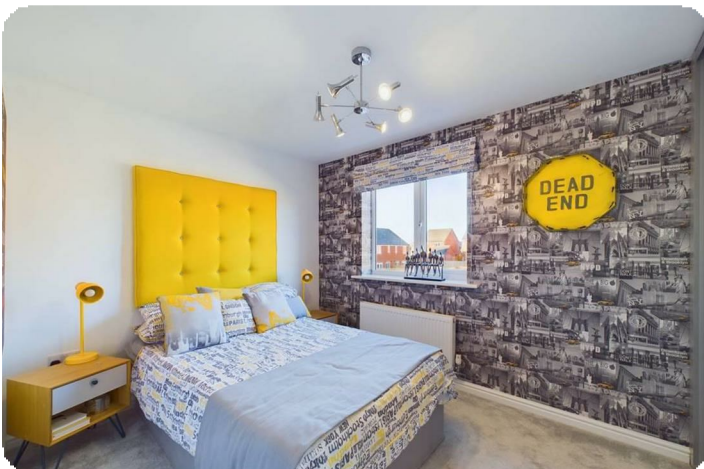
Council tax band: D

Purchase Procedure:

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



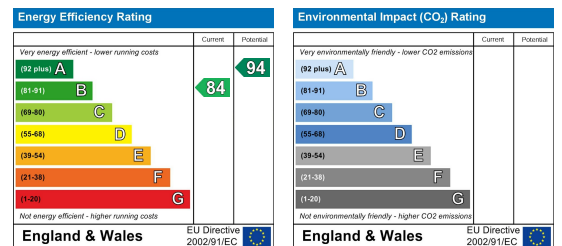
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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