



**Plot 3, Pinfold Lane, Bridlington, YO16 6XP**

**Price Guide £165,000**



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# Plot 3, Pinfold Lane

Bridlington, YO16 6XP

## Price Guide £165,000

"The Mersey" Plot 3.

Solar Panels Included  
EV Charging Point Included

Exclusive choice of Incentives:

Choice of Luxury Kitchen

Choice of Luxury Flooring

Solicitor Fees Paid

Free Mortgage Advice

Reservation Fee JUST £250.00

£5,000 towards deposits available for First Time Buyers

Welcome to Pinfold Lane in the coastal town of Bridlington, this semi detached house, offers a perfect blend of modern living and comfort.

This new build boasts lounge, open plan kitchen and dining.

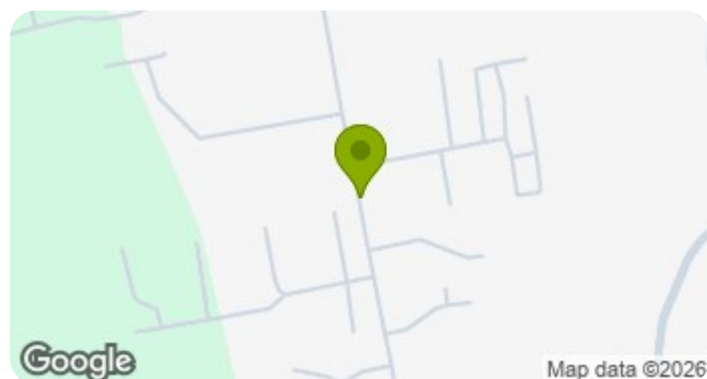
The patio doors seamlessly connect the indoor space to the garden, allowing for natural light and easy access to outdoor living. Two generously sized bedrooms and a well-appointed bathroom adds to the convenience of this lovely home, ensuring that all your needs are met.

The property is thoughtfully designed with a private drive, providing convenient parking.

With a warranty, giving you peace of mind regarding the quality and durability of your new home.

Located less than a three-mile drive from the beautiful beaches of Bridlington, Pinfold Grange offers modern living in a well-connected coastal location.

The Mersey is an excellent opportunity for anyone looking to settle in Bridlington. Don't miss the chance to make this beautiful house your own.



### Notes:

Please note the photographs have been virtually staged.

### 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.

