



Plot 1, Pinfold Lane, Bridlington, YO16 6XP

Price Guide £269,995



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"The Atlantic" Plot I.

Included:

Solar Panels

EV Charging Point

High Insulation

Richmond Furniture Kitchens

LABC warranty

Welcome to Pinfold Lane in the coastal town of Bridlington, this 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. Four generously sized bedrooms and two well-appointed bathrooms that adds to the convenience of this lovely home, ensuring that all your needs are met.

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

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

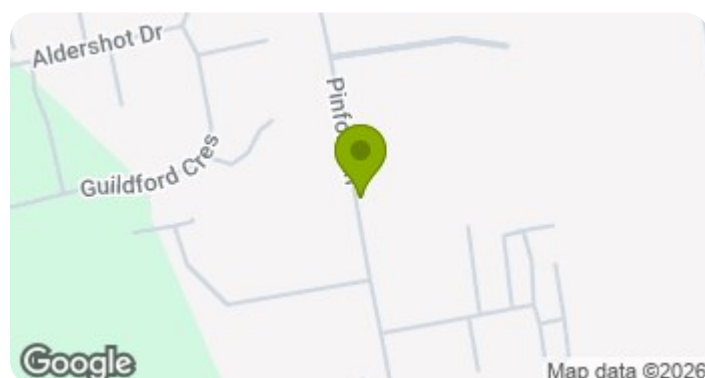
Located less than a three-mile drive from the beautiful beaches of Bridlington, Pinfold Grange offers modern living in a well-connected coastal location.

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

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.



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

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