BELT
ESTATE AGENCY

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59 Pinfold Lane, Bridlington, YO16 7AF

Price Guide £220,000

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The Property Ombudsman
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59 Pinfold Lane

Bridlington, YO16 7AF

Price Guide £220,000





Welcome to Pinfold Lane in the coastal town of Bridlington. This detached house presents an ideal family home.
The property features two reception rooms plus a conservatory, offering ample space for both relaxation and entertaining. The three well-appointed bedrooms provide comfortable living quarters, while the two modern bathrooms ensure convenience for the whole family.
This residence is well presented throughout, showcasing a blend of contemporary style and homely warmth. The property also boasts generous parking facilities.
Situated on the north side of Bridlington, just off Marton Road, this home is conveniently located near local schools, making it perfect for families. Additionally, it is approximately half a mile from Bridlington's Old Town, where you can explore a selection of shops, galleries.
Do not miss the opportunity to make this property your own.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Wc:

6'2" x 3'2" (1.90m x 0.99m)
Wc, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

Lounge:

12'9" x 12'7" (3.90m x 3.86m)
A front facing room, modern electric wall mounted fire with a wood surround. Feature wall panelling, upvc double glazed bay window and central heating radiator. Understairs storage cupboard, staircase to the first floor and archway into the dining room.

Dining room:

9'8" x 7'3" (2.96m x 2.21m)
A rear facing room, central heating radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

8'8" x 8'7" (2.66m x 2.63)
Over looking the garden tiled floor and upvc double glazed french doors.

Kitchen:

9'9" x 8'6" (2.99m x 2.60m)
Fitted with a range of modern base and wall units, one and a half sink unit, electric oven, gas hob with extractor over. Gas combi boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

First floor:

Upvc double glazed window and built in storage cupboard.

Bedroom:

12'3" x 9'3" (3.74m x 2.84m)
A front facing double room, feature wall panelling, upvc double glazed bay window and central heating radiator.

En-suite:

6'0" x 3'3" (1.83m x 1.01m)
Comprises shower cubicle with plumbed in shower, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Bedroom:

9'3" x 8'1" (2.82m x 2.48m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

6'9" x 6'2" (2.06m x 1.90m)
A rear facing single room, upvc double glazed window and central heating radiator.

Bathroom:

6'3" x 6'3" (1.93m x 1.91m)

Comprises a modern suite, bath with shower attachment, wc, wash hand basin, wall panelling, upvc double glazed window and central heating radiator.

Exterior:

To the front and side of the property is a block paved driveway with ample private parking.

Garden:

To the rear of the property is a fenced garden. Paved patio, lawn, decked patio and borders of pebbles and trees.

Garage:

Roller door.

Notes:

Council tax band C

Purchase procedure

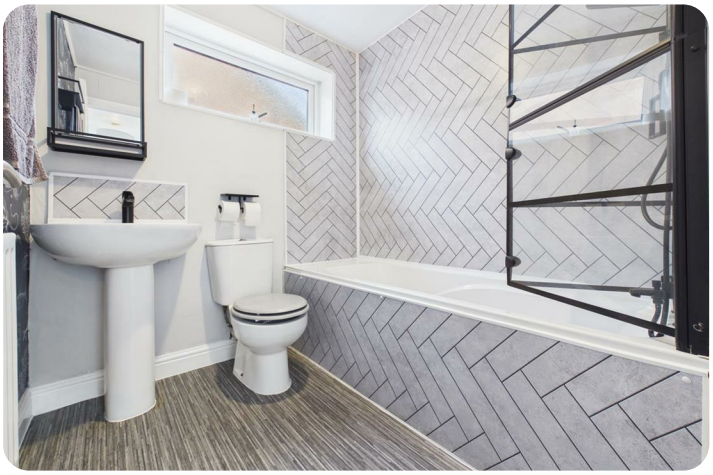
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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







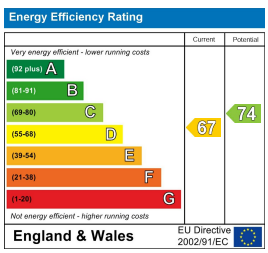
Floor Plan

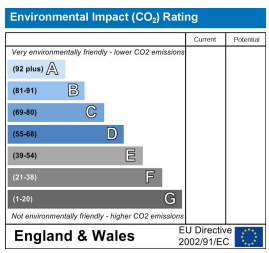


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.