



BELT
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21 Pinfold Close, Bridlington, YO16 7GH

Price Guide £230,000



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Welcome to Pinfold Close in the coastal town of Bridlington, a detached bungalow situated on a good size plot.

The property features two inviting reception rooms, kitchen, two well-proportioned bedrooms, and a modern bathroom, making it an ideal home for individuals.

One of the standout features of this bungalow is its generous plot, which boasts an extensive driveway perfect for those with multiple cars or for visitors, and there is even room for a caravan or motor home.

The location is particularly appealing, situated on the north side of Bridlington, just off Pinfold Lane. Residents will enjoy easy access to the historic Old Town, where there are a selection of shops, galleries, and eateries. Additionally, the area is well-served by bus routes.

This property also benefits from solar panels, contributing to energy efficiency and sustainability.

With no ongoing chain, this bungalow is ready for you to move in and make it your own.

Contact our office today to arrange a viewing.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and access to the loft with gas combi boiler.

Lounge:

17'3" x 9'8" (5.28m x 2.95m)

A spacious front facing room, inset electric fire, built in shelves and cupboards. Upvc double glazed bay window and central heating radiator.

Kitchen:

8'11" x 8'3" (2.73m x 2.53m)

Fitted with a range of base and wall units, inset sink unit, plumbing for washing machine, part wall tiled, floor tiled, upvc double glazed window and central heating radiator.

Upvc conservatory:

14'2" x 8'8" (4.33m x 2.65m)

Over looking the garden, central heating radiator and french doors.

Bedroom:

12'5" x 8'8" (3.80m x 2.65m)

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

Bedroom:

9'1" x 5'6" (2.79m x 1.70m)

A front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

6'9" x 5'5" (2.07m x 1.66m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, shower panelling, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden.

To the side elevation is a private Resin and pebbled driveway with extensive parking.

Garden:

To the rear of the property is a low maintenance garden, Resin and borders of shrubs and bushes.

Garage:

Electric door, power and lighting.

Notes:

Council tax band B

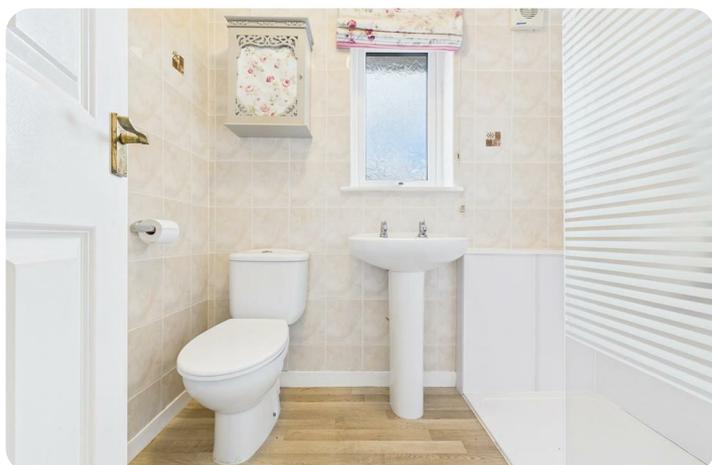
Purchase procedure

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



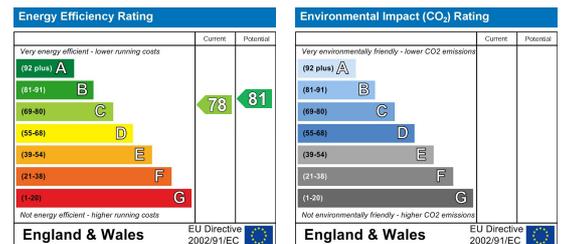
Floor Plan



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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