BELT
ESTATE AGENCY

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1 Bower Croft, Pinfold park, Bridlington, YO16 6AG

Offers Over £215,000

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The Property Ombudsman
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1 Bower Croft

Pinfold park Bridlington, YO16 6AG

Offers Over £215,000





Welcome to Bower Croft, a stunning detached house located in the newly developed area at the top of Pinfold Lane, Bridlington.
This modern property, built in 2024, offers a perfect blend of contemporary living and family-friendly features, making it an ideal home for those seeking comfort and convenience.
The house boasts three well-proportioned bedrooms, providing ample space for family members or guests. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The inviting reception room and modern kitchen/diner serves as a central hub for socialising and relaxation, perfect for family gatherings or entertaining friends.
Situated conveniently close to local schools and Bridlington's Old Town of Bridlington, where you can explore an array of shops, galleries, eateries, and public houses.
Don't miss your chance to make this beautiful house your new home.

Entrance:

Composite door into inner hall, upvc double glazed window and central heating radiator.

Lounge:

14'11" x 10'0" (4.55m x 3.07m)

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

Kitchen/diner:

13'5" x 7'8" (4.09m x 2.35m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Understairs storage cupboard, gas combi boiler, space for fridge/freezer, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

Wc:

5'2" x 2'11" (1.58m x 0.90m)

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

First floor:

Central heating radiator and access to the loft.

Bedroom:

12'9" x 9'2" (3.89m x 2.80m)

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

En-suite:

9'0" x 3'5" (2.76m x 1.05m)

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

Bedroom:

13'3" x 11'3" (4.06m x 3.44m)

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

Bedroom:

11'6" x 6'9" (3.52m x 2.06m)

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

Bathroom:

6'3" x 5'11" (1.93m x 1.81m)

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

Exterior:

To the front of the property is a open plan garden with lawn. Private driveway with ample parking leading to the garage. Gated side access to the rear garden.

Garden:

To the rear of the property is a fenced garden. Paved patio area with covered gazebo, lawn with borders of shrubs and bushes.
Block paved hard standing for a timber built summer house and a green house. A water point.

Garage:

16'11" x 8'6" (5.17m x 2.61m)

Up and over door, power, lighting, courtesy door onto the rear garden.

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.

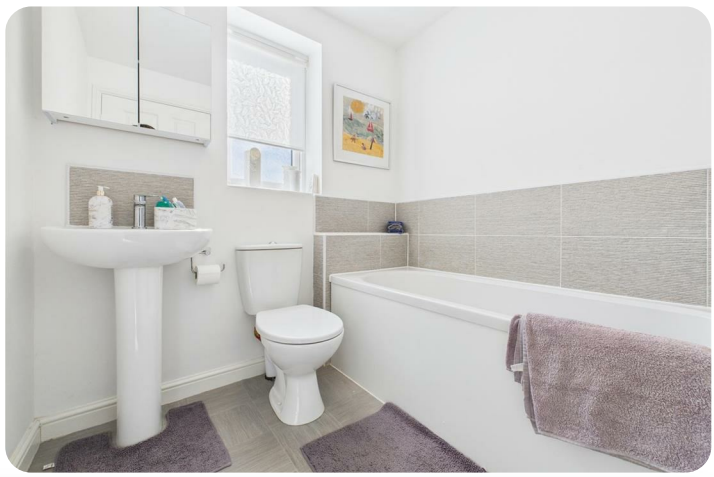
General Notes:

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







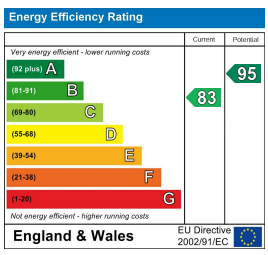
Floor Plan

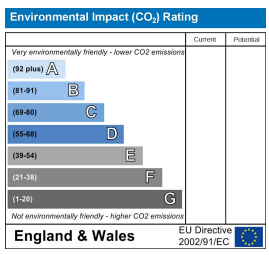


Viewing

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.