



4 Pinfold Meadows
Bridlington
YO16 7GT

ASKING PRICE OF

£249,950

3 Bedroom Detached Bungalow



Garden



3



1



1



Garage, Off
Road Parking



Gas Central Heating

4 Pinfold Meadows, Bridlington, YO16 7GT

Welcome to this beautifully presented property, which has been thoughtfully improved by the current owners with numerous works carried out to create a lovely home ready to move into. The accommodation briefly comprises an entrance hall with cloakroom, spacious lounge/diner, fitted kitchen, inner hall, three bedrooms and a bathroom. Externally, the property benefits from a paved frontage, double gates opening onto a side driveway leading to a garage, and a lovely rear garden complete with a pergola, providing an ideal space to relax and enjoy the outdoors.

The property is situated within Pinfold Meadows, a quiet cul-de-sac just off Pinfold Lane, close to Bridlington's historic Old Town. This charming area offers a wealth of local amenities, including independent shops such as a butcher, pharmacy, fish and chip shop and greengrocer, alongside cafés, public houses, antique shops, an art gallery and various other local businesses. The picturesque, cobbled streets, impressive Priory Church and Bayle Gate Museum add to the area's distinctive

character, while further amenities can be found along Marton Road, including a convenience store with post office, hairdressers and chemist. A larger Co-op supermarket is also conveniently located nearby on Martongate.

Bridlington is a popular East Yorkshire coastal town, renowned for its award-winning beaches, historic harbour and reputation as the lobster capital of Europe. Offering a wonderful mix of traditional seaside charm and everyday convenience, the town boasts a variety of shops, cafés, seafood restaurants and ice-cream parlours, alongside the popular Bridlington Spa and scenic promenades along the North and South Beaches. The railway station provides connections along the Yorkshire Coast Line, with links to destinations including Scarborough and Hull, making Bridlington an appealing place to live for those seeking a coastal lifestyle with a good range of local amenities.



Entrance Hall



Lounge



Dining Area



Kitchen

Accommodation

ENTRANCE HALL

5' 4" x 4' 10" (1.64m x 1.48m)

Accessed via a uPVC double-glazed entrance door with attractive stained-glass detailing and glazed side panels, the welcoming entrance hall features stylish grey herringbone-effect vinyl flooring, a radiator and doors leading through to the cloakroom and lounge/diner.

LOUNGE/DINING AREA

19' 10" x 12' 4" (6.05m x 3.76m)

A spacious and versatile reception room offering ample space for both lounge and dining furniture. A window to the front elevation and a further window to the side allow natural light to flow through, while coving to the ceiling and a feature fireplace with an electric fire add character to the room. Two radiators provide warmth and two ceiling light fittings. Doors lead through to the inner hall and kitchen.

KITCHEN

11' 8" x 8' 5" (3.57m x 2.57m)

Fitted with a range of wall, base and drawer units complemented by work surfaces, tiled splashbacks and under-cabinet lighting. The kitchen includes an electric oven, gas hob with fitted extractor fan above, and a one-and-a-half-bowl stainless steel sink with mixer tap. A window to the side elevation provides natural light, while a glazed uPVC door

offers convenient access to the side driveway. Space for further appliances, including a washing machine and fridge/freezer, together with a recently fitted wall-mounted gas central heating boiler.

CLOAKROOM WC

5' 4" x 3' 2" (1.65m x 0.97m)

Fitted with a WC and a corner wash hand basin with tiled splashback, complemented by grey herringbone-effect vinyl flooring, a radiator and a window providing natural light. The cloakroom also houses the recently fitted consumer unit.

INNER HALLWAY

6' 4" x 3' 2" (1.94m x 0.98m)

The inner hall provides access to all three bedrooms and the bathroom, together with a useful storage cupboard fitted with shelving, ideal for storing linen and towels. A radiator and loft hatch complete the space, with access to a partially boarded loft providing additional storage potential.

BEDROOM 1

11' 6" x 11' 4" (3.53m x 3.46m)

A well-proportioned main bedroom featuring a window overlooking the rear elevation and a radiator. Fitted wardrobes with mirrored doors provide useful hanging and storage space while adding a practical finishing touch to the room.



Inner Hall



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 2

9' 6" x 9' 1" (2.92m x 2.79m)

A further good-sized bedroom with a window overlooking the rear garden, providing a pleasant outlook, and a radiator. The room offers flexibility for use as a guest bedroom or additional family accommodation.

BEDROOM 3

8' 3" x 7' 10" (2.53m x 2.39m)

A versatile third bedroom with a window to the side elevation and a radiator. Equally suited to use as a single bedroom, home office or hobby room, this adaptable space offers flexibility to suit a variety of needs.

BATHROOM

7' 1" x 5' 5" (2.16m x 1.67m)

The bathroom benefits from a side-facing window providing natural light and ventilation and is fitted with a panelled bath with shower attachment and thermostatic shower, a vanity wash hand basin and a WC. Tiled walls complement the suite, while laminate flooring and a large, heated towel rail complete the room.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE & PARKING

16' 3" x 9' 2" (4.96m x 2.80m)

To the front, the property benefits from an open frontage leading to a generous block-paved parking area, providing ample off-road parking.

Double wooden gates open to the side of the property, giving access to the garage, which is fitted with a sliding roller door and benefits from connected power and lighting.

OUTSIDE

To the front, the property is set back from the road behind a hedge boundary, with colourful flower beds adding a pleasant touch of greenery. The open, paved frontage provides a low-maintenance outdoor space alongside ample off-road parking.

Double wooden gates lead to the side of the property, where a driveway extends towards the garage and provides access through to the rear garden.

The garden is predominantly laid to lawn, bordered by well-established shrubs and plants, creating an attractive outdoor space. A fitted wooden pergola with a Perspex roof sits over a paved seating area, offering a sheltered spot for garden



Bathroom



Garden



Side of Property



Garage

furniture and outdoor dining, ideal for enjoying the garden throughout the seasons.

IMPROVEMENTS & UPGRADES

The property has benefited from numerous improvements during the current ownership, including a recently installed combi boiler with a 12-year warranty, thermostatic radiator valves (TRVs) fitted to all radiators, and updated electrics with a new consumer unit. The interior has been fully recarpeted throughout, with stylish herringbone-effect vinyl flooring fitted to the entrance hall and cloakroom.

Externally, the frontage and driveway have been fully block paved, with outside lighting installed and power supplied to the garage, including lighting and electrical sockets. Further sockets have also been fitted within the garden, adding practicality for outdoor use. The rear garden features a pergola with a Perspex roof, providing a sheltered seating area. A two-metre-high fencing along the side driveway offers additional privacy, complemented by wooden gates.

Further improvements include refurbishment of the front fascia with uPVC mock-Tudor beams, enhancing the property's kerb appeal, and the removal of the old cavity wall insulation, which has been replaced with modern insulation.

ENERGY PERFORMANCE CERTIFICATE

Improvements to the property have been made since the Energy Rating was assessed.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - C

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 83 sq m (898 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2

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Approximate total areaⁿ⁰
83.4 m²
898 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



4 Pinfold Meadows

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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