BELT
ESTATE AGENCY

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8 Pinfold Gardens, Bridlington, YO16 7GE

Price Guide £235,000

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The Property Ombudsman

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Welcome to Pinfold Gardens, this detached bungalow offers a perfect blend of comfort and convenience.
With a well-designed layout, the property features two inviting bedrooms and a modern bathroom, making it an ideal choice for those looking to downsize. A modern kitchen, a single reception room is bright and airy, offering a lovely space to unwind after a busy day.
Situated in a small private cul-de-sac just off Pinfold Lane, this bungalow enjoys a peaceful setting while being just a stone's throw away from Bridlington's Old Town. Here, residents can explore a array of shops, galleries, and eateries, as well as enjoy the local public houses and convenient bus service routes.
This bungalow is in move-in condition, allowing you to settle in and start enjoying your new home right away.

Entrance:

Composite door opening into the inner hall, with two useful built in storage cupboards, one housing the gas combi boiler.

Kitchen:

11'7" x 7'3" (3.55m x 2.23m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and gas hob with stainless steel extractor over. Integrated fridge/freezer, plumbing for a washing machine and two upvc double glazed windows.

Lounge/diner:

A spacious front facing room, electric fire in a modern surround, upvc double glazed bay window and central heating radiator.

Bedroom:

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

Bedroom:

8'7" x 8'2" (2.62m x 2.49m)

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

Bathroom:

8'1" x 5'9" (2.48m x 1.76m)

Comprises a modern suite, shower cubicle with plumbed shower, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private paved driveway leading to the garage and access to the rear garden.

Garden:

To the rear of the property is a private, fenced garden. Featuring a paved patio to lawn with borders of shrubs and bushes. A summer house and power point.

Garage:

Electric up and over 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.



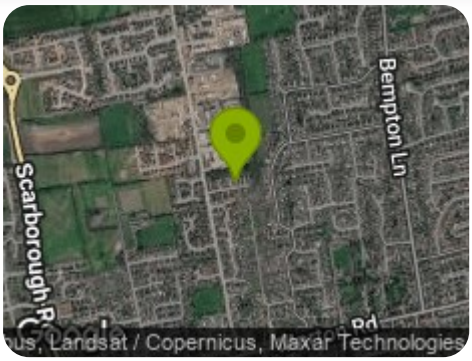






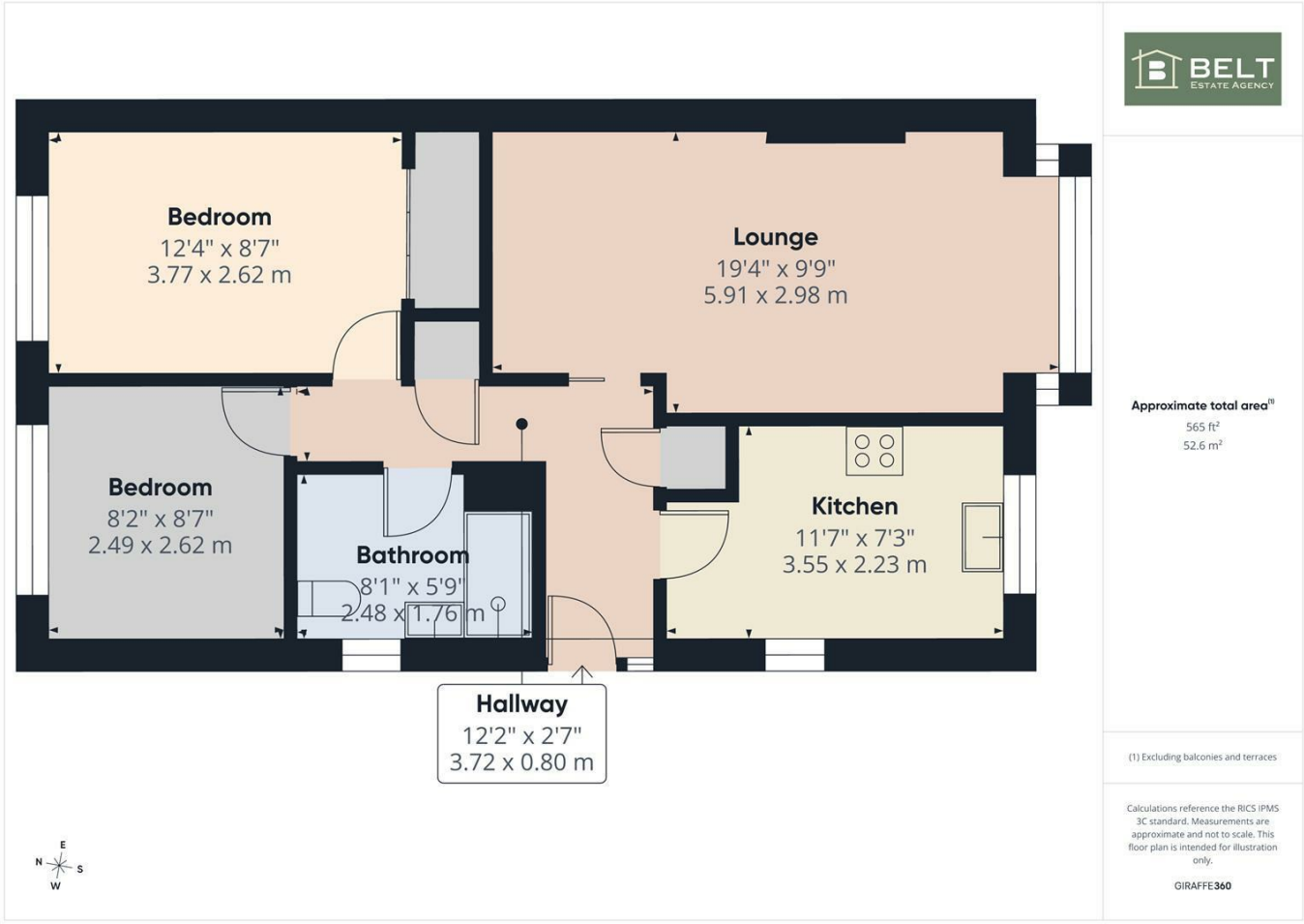
Road Map | Hybrid Map | Terrain Map







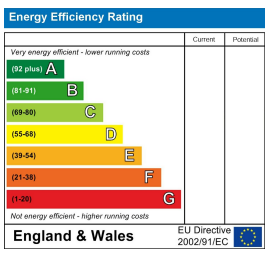
Floor Plan

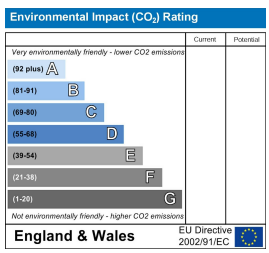


Viewing

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