



4 Pinfold Court  
Bridlington  
YO16 7GG

OFFERS IN REGION OF

**£260,000**

**3 Bedroom Detached Bungalow**



Lounge



Garage, Off  
Road Parking



Gas Central Heating

## 4 Pinfold Court, Bridlington, YO16 7GG

Situated in a quiet cul-de-sac, this well-presented three-bedroom detached bungalow offers comfortable and practical living throughout. The property features a spacious lounge diner, a fitted kitchen, three well-proportioned bedrooms, a modern wet room and a separate WC. Outside, there is a low-maintenance west-facing garden ideal for easy upkeep, along with the benefit of off-road parking. An excellent opportunity for those seeking single-level living in a peaceful residential location.

The property is situated within Pinfold Court, a quiet cul-de-sac just off Pinfold Lane, close to Bridlington's historic Old Town. This charming and characterful area is steeped in history and offers a wide range of local amenities. Nearby shops include a butcher, pharmacy, fish and chip shop, and fruit and vegetable store, complemented by cafés, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque cobbled streets, the stunning Priory Church, and the

Bayle Gate Museum close by, the Old Town provides a unique blend of heritage and everyday convenience. In addition, a further row of shops on Marton Road serves the area, including a chemist, hairdressers, convenience store with post office, and a fish and chip shop, while a larger Co-op supermarket is located a short distance away on Martongate.

Bridlington is a charming coastal town in East Yorkshire, celebrated for its award-winning beaches, historic harbour and proudly having the title of the lobster capital. With a delightful blend of seaside tradition and modern amenities including seafood eateries, ice-cream parlours along with Bridlington Spa, the historic Old Town, and the scenic promenades along North and South Beaches. Excellent transport links, including a railway station on the Yorkshire Coast Line, provide easy access to nearby cities like Hull and Scarborough. Bridlington's unique character and coastal charm make it an ideal location for both residents and visitors alike.



Entrance Hall



Lounge



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

5' 1" x 3' 10" (1.56m x 1.18m)

Entrance to the property is via a stained-glass uPVC door leading into the entrance hall, which features wood-effect laminate flooring that continues through to the lounge and dining area. The hall also benefits from a useful storage cupboard, coving, a radiator, and a door leading into:

### LOUNGE

18' 10" x 11' 7" (5.75m x 3.54m)

The lounge is a spacious and versatile room, comfortably accommodating a dining area, and benefits from a window to the front elevation. Features include a decorative wallpapered feature wall, coving, a radiator, and a door leading into the inner hall.

### INNER HALL

6' 4" x 3' 0" (1.95m x 0.92m)

The inner hall is L-shaped and provides access to all remaining rooms. It features a useful storage cupboard, a radiator, and a loft hatch with a pull-down ladder leading to a partially boarded loft.

### KITCHEN

12' 4" x 9' 1" (3.77m x 2.77m)

The kitchen is well presented and fitted with a range of wall, base and drawer units with worktops over, complemented by tile-effect vinyl flooring. A stainless-steel sink and drainer with mixer tap sits beneath a window to the front elevation. Integrated appliances include an electric oven, hob and extractor fan, with additional space for an under-counter fridge, freezer and washing machine. A door to the side provides convenient access to the driveway.

### BEDROOM 1

14' 9" x 9' 6" (4.50m x 2.90m)

The master bedroom benefits from a window to the rear elevation and features fitted wardrobes with overhead storage. Additional highlights include coving and a radiator, providing a comfortable and well-appointed space.



Inner Hall



Bedroom 1



Bedroom 2



Bedroom 3/Dining Room

**BEDROOM 2**

11' 0" x 10' 9" (3.36m x 3.30m)

The second bedroom benefits from a window to the rear elevation overlooking the garden, along with coving and a radiator.

**BEDROOM 3**

11' 0" x 7' 11" (3.36m x 2.42m)

The third bedroom is a versatile space, currently used as an additional seating area, but would also be ideal as a formal dining room, home office or crafts room. It features a window and uPVC door to the rear elevation, along with coving and a radiator.

**WET ROOM**

5' 7" x 4' 9" (1.72m x 1.45m)

The wet room features fully tiled walls and a gently sloped floor leading to the drain, with an electric shower, wash hand basin and radiator. A window to the side elevation provides both natural light and ventilation.

**WC**

5' 9" x 2' 11" (1.76m x 0.89m)

The separate WC offers partially tiled walls complemented by feature wallpaper and wood-effect vinyl flooring. The room is fitted with a wash hand basin, WC and radiator, and benefits from a window to the side elevation.

**OUTSIDE**

To the front, the property is set back from the road behind a gravelled frontage, with a paved pathway leading to the main entrance. To the side, a paved driveway provides off-road parking for multiple vehicles and access to the garage, with a gate leading through to the rear garden.

The west-facing rear garden features a generous paved seating and dining area, with steps rising to a raised section that could be paved, gravelled or turfed by the new owner to suit their own preferences. A garden shed positioned behind the garage offers useful additional storage.



Wet Room



W/C



Garden

## GARAGE/PARKING

Parking is available to the side of the property via a paved driveway, providing off-road parking for multiple vehicles.

The garage benefits from an up-and-over door and is equipped with power and lighting. Additional features include a window and a personnel door providing direct access to the rear garden.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## 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

## ENERGY PERFORMANCE CERTIFICATE – RATED 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.

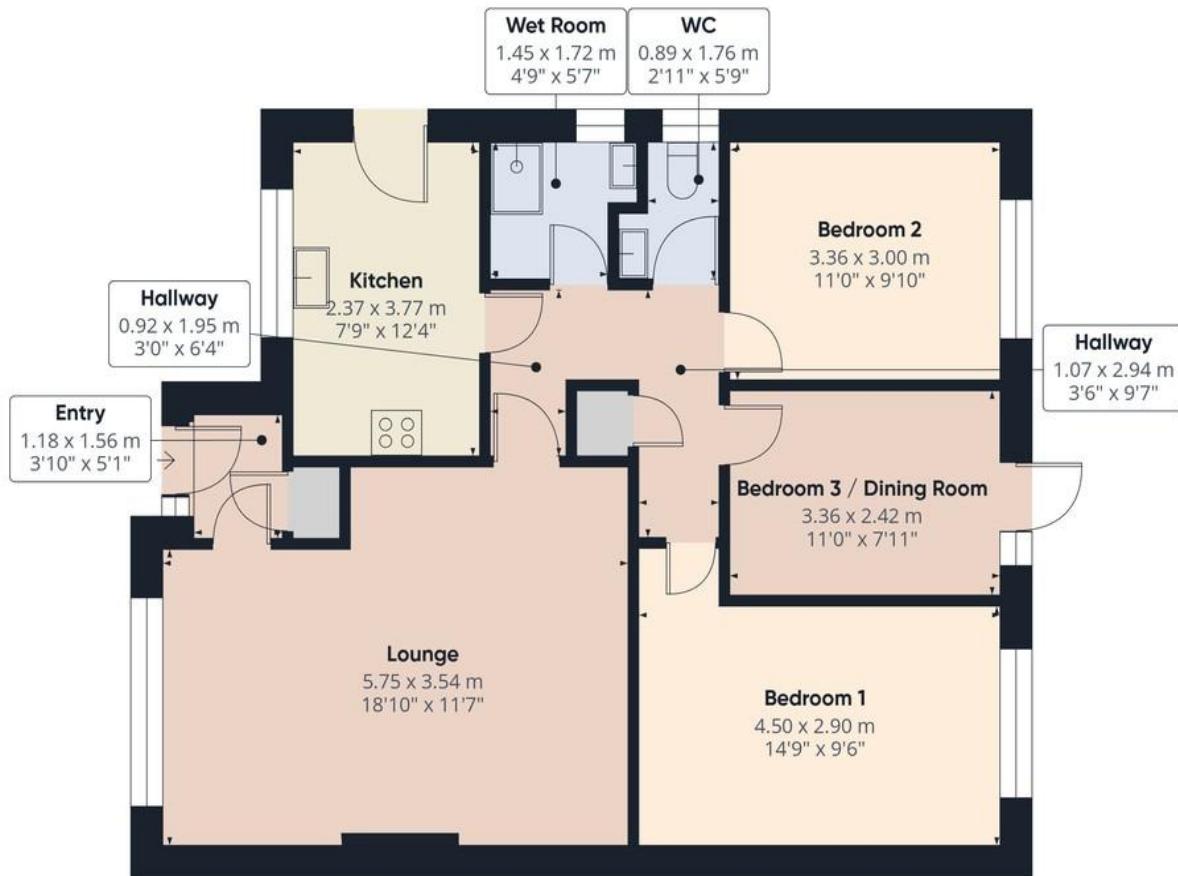
## VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (78.8 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.

• Est. 1891 •  
**Ullyotts**  
Estate Agents

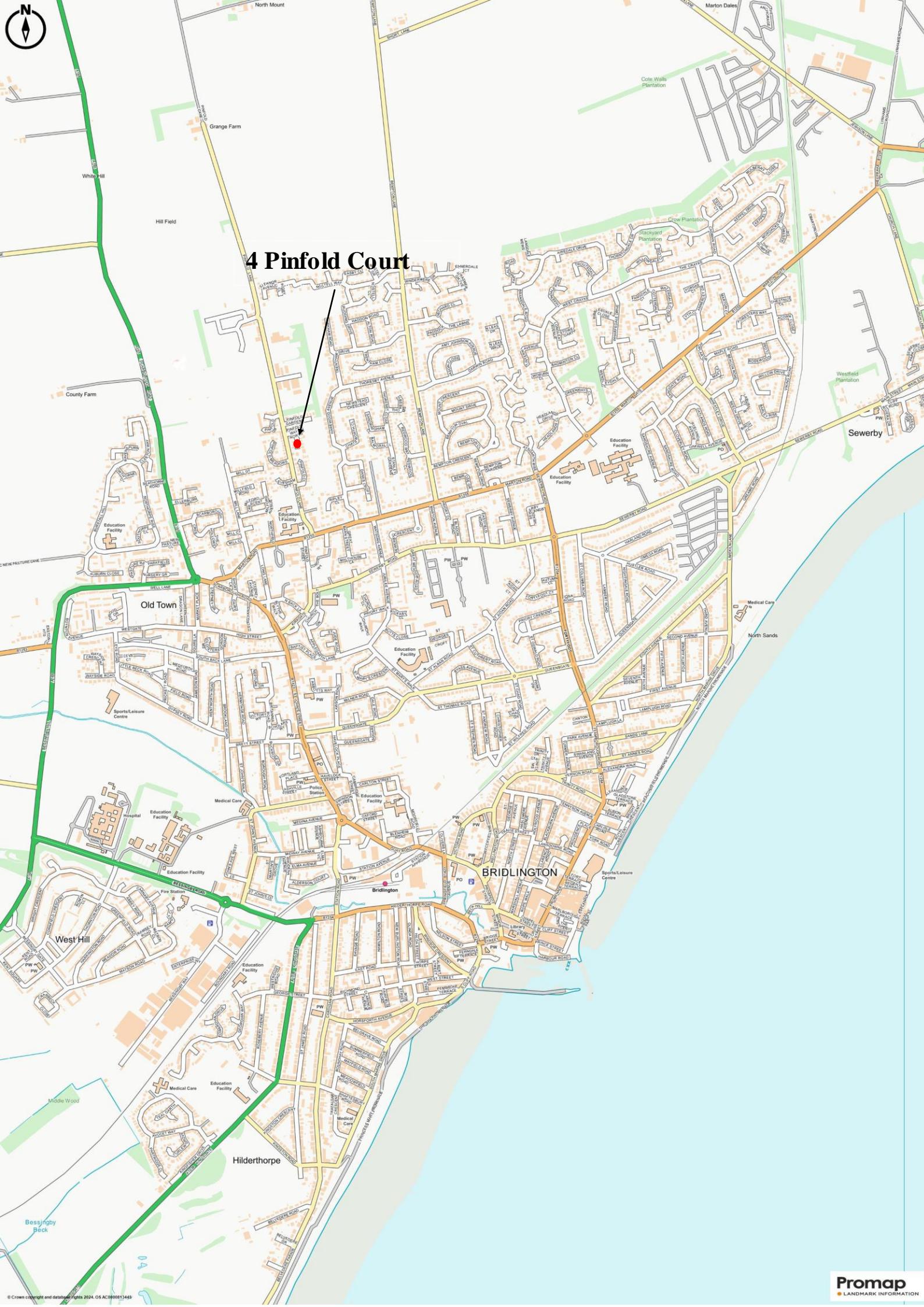


(1) Excluding balconies and terraces

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

GIRAFFE360





▪ Est. 1891 ▪

# Ullyotts

Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

**www.ullyotts.co.uk**



- Residential Sales
- Property Management
- Valuations

