



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



7 Pinfold Court, Bridlington, YO16 7GG

Price Guide £250,000



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Welcome to this detached bungalow located on Pinfold Court in the seaside town of Bridlington.

This well-appointed and deceptively spacious property is an ideal choice for those looking to downsize without compromising on comfort and space.

The bungalow features a welcoming reception room, kitchen, upvc conservatory over looking the private garden. Three well proportioned bedrooms, bathroom and separate wc.

The location is particularly appealing, situated just off Marton Road in a sought-after residential area. Residents will enjoy easy access to local shops and a bus service.

There is no ongoing chain, allowing for a smooth and efficient purchase process.

Do not miss the chance to make this bungalow your new home!

Entrance:

Upvc double glazed door into inner hall, built in storage cupboards and central heating radiator.

Lounge:

14'10" x 18'11" (4.53m x 5.79m)

A spacious front facing room, gas fire in a stone surround, upvc double glazed window and central heating radiator.

Inner hall:

Built in storage cupboard and access to a part boarded loft space by drop down ladder.

Kitchen:

12'3" x 7'10" (3.75m x 2.39m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, extractor, part wall tiled, plumbing for

washing machine and dishwasher. Upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

Bathroom:

5'7" x 5'0" (1.72m x 1.53m)

Comprises shower cubicle with plumbed in shower, bidet, wash hand basin, full wall tiled, floor tiled, extractor upvc double glazed window and chrome ladder radiator.

Wc:

5'9" x 3'9" (1.76m x 1.15m)

Wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

9'4" x 14'7" (2.86m x 4.46m)

A rear facing double room, built in wardrobes, drawers, cupboards and dresser. Upvc double glazed window and central heating radiator.

Bedroom:

9'10" x 11'1" (3.00m x 3.40m)

A rear facing double room currently used as a dining room, central heating radiator and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

10'7" x 9'7" (3.23m x 2.93m)

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

Bedroom:

7'11" x 11'1" (2.43m x 3.38m)

A rear facing double room, 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 block paved driveway leading to the garage.

Garden:

To the rear of the property is a private garden, paved patio, lawn and well established borders of shrubs and bushes. A timber built shed and green house.

Garage:

9'4" x 18'11" (2.86m x 5.77m)

Up and over door, power, lighting and courtesy door.

Notes:

Council Tax Band; C

Local Authority: East Riding of Yorkshire Council

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.

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.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Ground Floor Building 1

- Entrance: 5'0" x 4'7" (1.54 x 1.41 m)
- Lounge: 14'10" x 18'11" (4.53 x 5.79 m)
- Kitchen: 12'3" x 7'10" (3.75 x 2.39 m)
- Bathroom: 5'7" x 5'0" (1.72 x 1.53 m)
- Dining Room: 9'9" x 11'2" (3.00 x 3.40 m)
- Conservatory: 10'6" x 9'7" (3.23 x 2.93 m)
- Bedroom/dining room: 7'11" x 11'1" (2.43 x 3.38 m)
- Bedroom: 9'4" x 14'7" (2.86 x 4.46 m)
- Inner hall: 9'7" x 3'3" (2.93 x 0.99 m)
- WC: 5'9" x 3'9" (1.76 x 1.15 m)
- Inner hall: 6'5" x 5'10" (1.97 x 1.79 m)

Ground Floor Building 2

- Garage: 9'4" x 18'11" (2.86 x 5.77 m)

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Approximate total area⁽¹⁾
1133 ft²
105.4 m²

(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.

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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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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