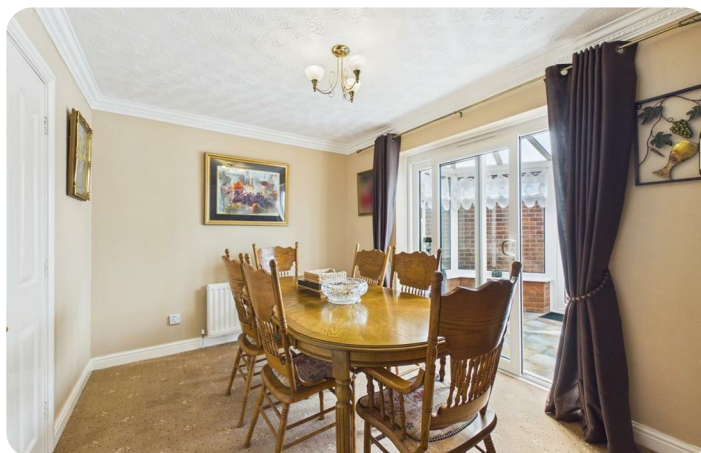




21 Pinfold Meadows, Bridlington, YO16 7GT

Price Guide £285,000



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Welcome to Pinfold Meadows in the coastal town of Bridlington. This detached house presents an ideal family home.

The property boasts four generously sized bedrooms, providing ample space for family living. The layout includes four reception rooms, offering versatility for relaxation, entertainment, or even a home office.

The house features two well-appointed bathrooms, ensuring convenience for the entire family. A double garage adds to the practicality of the home, providing secure parking or extra storage.

Situated just off Marton Road, this property is conveniently located near Burlington School, making it an excellent choice for families with children. Additionally, it is approximately half a mile from the historic Old Town, where residents can enjoy a selection of shops, galleries, eateries, and public houses.

Do not miss the opportunity to make this property your own.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Wc:

6'2" x 3'4" (1.90m x 1.04m)

Wc, wash hand basin with vanity unit, extractor and central heating radiator.

Snug:

8'7" x 6'6" (2.64m x 2.00m)

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

Lounge:

13'11" x 12'0" (4.25m x 3.68m)

A front facing room, fireplace with marble inset and wood surround. Upvc double glazed window, central heating radiator and double doors into the dining room.

Dining room:

12'5" x 8'9" (3.79m x 2.69m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

17'4" x 6'6" (5.30m x 2.00m)

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

Kitchen:

13'10" x 8'7" (4.22m x 2.62m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, extractor, part wall tiled, space for a fridge/freezer, breakfast bar, two upvc double glazed windows and vertical radiator.

Utility:

6'8" x 4'11" (2.04m x 1.51m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for dishwasher and washing machine. Upvc double glazed window and upvc double glazed door to the side elevation.

First floor:

Built in storage cupboard housing hot water store, central heating radiator and access to a part boarded loft space by drop down ladder.

Bedroom:

12'9" x 12'0" (3.90m x 3.67m)

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

Dressing room:

4'7" x 3'5" (1.40m x 1.05m)

Built in wardrobes.

En-suite:

5'8" x 5'4" (1.73m x 1.65m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

Bedroom:

10'5" x 8'9" (3.20m x 2.67m)

A front facing double room, built in storage cupboard, two upvc double glazed windows and central heating radiator.

Bedroom:

7'9" x 7'1" (2.38m x 2.16m)

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

Bedroom:

7'9" x 10'2" (2.38m x 3.12m)

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

Bathroom:

7'1" x 5'11" (2.17m x 1.81m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a garden with lawn and borders of hedges.

To the side elevation is a fenced pebbled garden and private driveway with ample parking leading to the double garage.

Garden:

To the rear of the property is a fenced south facing garden. Paved patio, lawn, pebbled areas and borders of shrubs and bushes.

Garage:

17'8" x 16'8" (5.41m x 5.09m)

Two electric roller doors, power, lighting, gas boiler (fitted in 2024) and courtesy door onto the garden.

Notes:

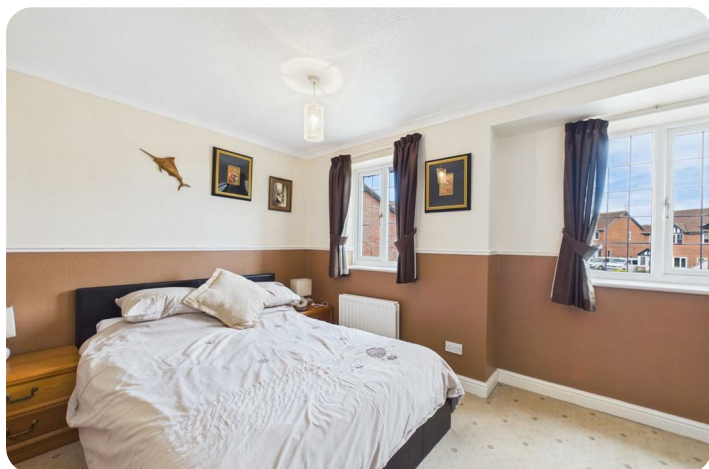
Council tax band D

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



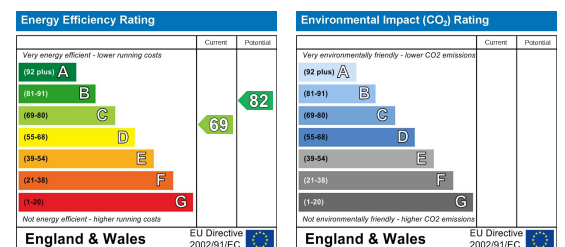
Floor Plan



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



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