BELT
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# Plot 2, Pinfold Lane, Bridlington, YO16 6XP

## Price Guide £249,995

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The Property Ombudsman
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# Plot 2, Pinfold Lane

Bridlington, YO16 6XP

## Price Guide £249,995

"The Watson" Plot 2.
Included:
Solar Panels
EV Charging Point
High Insulation
Richmond Furniture Kitchens
LABC Warranty

Welcome to Pinfold Lane in the coastal town of Bridlington, this detached house, offers a perfect blend of modern living and comfort.

This new build boasts lounge, open plan kitchen and dining. The patio doors seamlessly connect the indoor space to the garden, allowing for natural light and easy access to outdoor living. Three generously sized bedrooms and two well-appointed bathrooms that adds to the convenience of this lovely home, ensuring that all your needs are met.

The property is thoughtfully designed with a private drive and a garage, providing convenient parking.

With a LABC warranty, giving you peace of mind regarding the quality and durability of your new home.

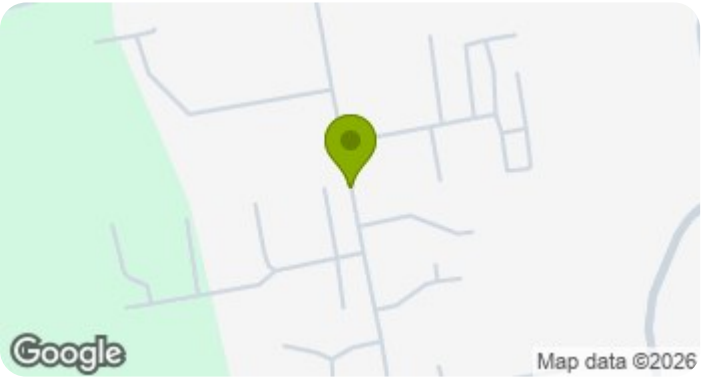
Located less than a three-mile drive from the beautiful beaches of Bridlington, Pinfold Grange offers modern living in a well-connected coastal location.

The Watson is an excellent opportunity for anyone looking to settle in Bridlington. Don't miss the chance to make this beautiful house your own.

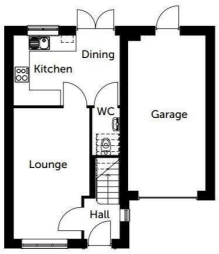
### Purchase procedure

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.



**Downstairs**

| Room | Size (Metres) | Size (Feet & Inches) |
|---|---|---|
| Lounge | 2.88 x 4.99 | 9ft 6in x 16ft 5in |
| Kitchen / Dining | 4.05 x 2.67 | 13ft 3in x 8ft 9in |
| WC | 1.77 x 1.04 | 5ft 10in x 3ft 5in |

**Upstairs**

| Room | Size (Metres) | Size (Feet & Inches) |
|---|---|---|
| Bedroom 1 | 3.98 x 3.18 | 13ft 1in x 10ft 5in |
| En-suite | 2.15 x 1.85 | 7ft 1in x 6ft 1in |
| Bedroom 2 | 3.83 x 3.02 | 12ft 7in x 9ft 11in |
| Bedroom 3 | 2.82 x 3.83 | 9ft 3in x 12ft 7in |
| Bathroom | 2.15 x 1.85 | 7ft 1in x 6ft 1in |