



**BELT**  
ESTATE AGENCY

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**Plot 5, Pinfold Lane, Bridlington, YO16 6XP**

**Price Guide £215,000**



# Plot 5, Pinfold Lane

Bridlington, YO16 6XP

## Price Guide £215,000

"The Oakley" Plot 5.

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 bungalow, offers a perfect blend of modern living and comfort.

This new build boasts a spacious open plan kitchen, dining, and living area. The patio doors seamlessly connect the indoor space to the garden, allowing for natural light and easy access to outdoor living. Two generously sized bedrooms and a well-appointed bathroom 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.

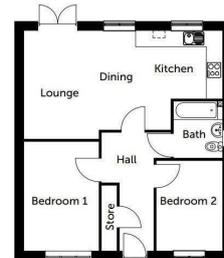
The Oakley is an excellent opportunity for anyone looking to settle in Bridlington. Don't miss the chance to make this beautiful bungalow your own.

### 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	4.15 x 2.90	13ft 7in x 9ft 6in
Kitchen	2.60 x 1.95	8ft 6in x 6ft 5in
Dining	2.67 x 3.80	8ft 9in x 12ft 6in
Bathroom	2.17 x 1.85	7ft 2in x 6ft 1in
Bedroom 1	4.18 x 2.84	13ft 9in x 9ft 4in
Bedroom 2	3.00 x 2.50	9ft 10in x 8ft 3in

