



3 Pinfold Court, Bridlington, YO16 7GG

Price Guide £279,950



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Welcome to Pinfold Court in the coastal town of Bridlington. This detached bungalow offers a perfect blend of modern living and comfort.

With three well-proportioned bedrooms and two inviting reception rooms, this property is deceptively spacious.

The interior has been thoughtfully designed and is modern throughout, featuring a contemporary kitchen and a stylish bathroom that cater to today's lifestyle. A standout feature of this bungalow is the generous sun room, which provides a lovely space to relax while overlooking the private rear garden. This outdoor area is perfect for enjoying sunny days or hosting gatherings with friends and family.

The location is particularly appealing, situated just off Marton Road in a sought-after residential area. Residents will benefit from easy access to local shops and bus service, making daily errands and commutes effortless.

Don't miss the opportunity to make this lovely bungalow your own.

Entrance:

Composite door into inner hall, central heating radiator and three built in storage cupboards one housing gas combi boiler.

Lounge:

16'6" x 11'3" (5.05m x 3.43m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed window and central heating radiator.

Kitchen:

11'3" x 9'1" (3.45m x 2.78m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with

stainless steel extractor over. Plumbing for washing machine and dishwasher, upvc double glazed window, central heating radiator and composite door to the side elevation.

Bedroom:

11'3" x 10'6" (3.45m x 3.22m)

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

Bedroom:

12'3" x 8'9" (3.75m x 2.67m)

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

Bedroom:

8'8" x 7'8" (2.65m x 2.35m)

A rear facing double room currently used as a dining room, tiled floor, central heating radiator and door into the sun room.

Sun room:

14'10" x 7'3" (4.53m x 2.22m)

A spacious second reception room overlooking the garden, tiled floor, roof light, upvc double glazed windows and French doors.

Bathroom:

9'2" x 5'6" (2.80m x 1.70m)

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

Exterior:

To the front of the property is a open plan pebbled garden. To the side elevation is a private block paved driveway and water point.

Garden:

To the rear of the property is a good size private garden. Fenced, paved patios, lawn and pebbled borders. A shed a power point.

Garage:

23'1" x 10'4" (7.06m x 3.16m)

Electric roller door, power, lighting and courtesy door onto the garden.

Notes:

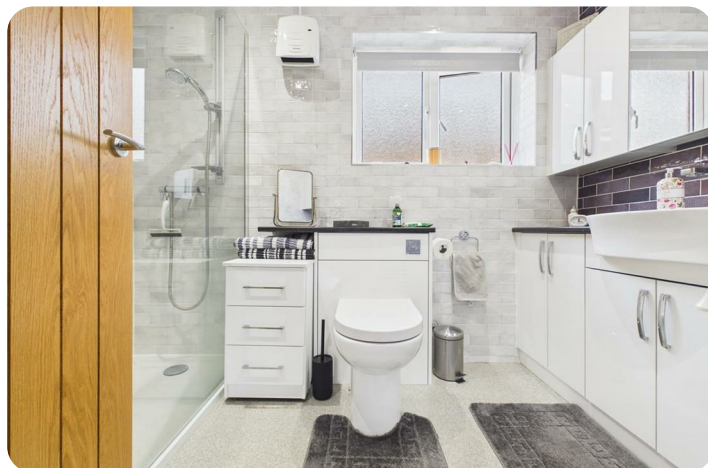
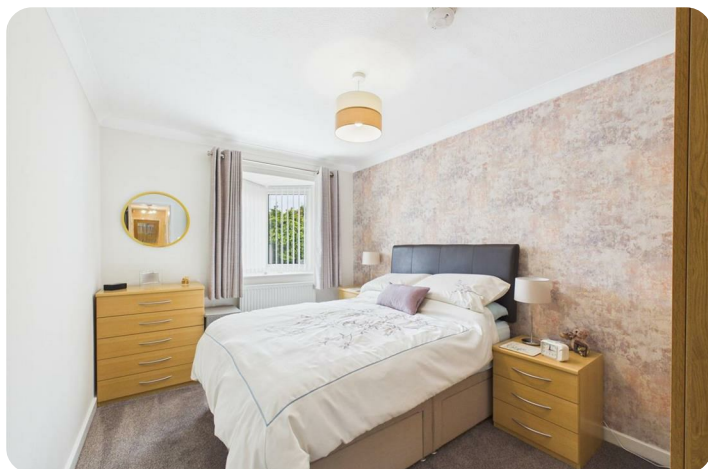
Council tax band: C

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



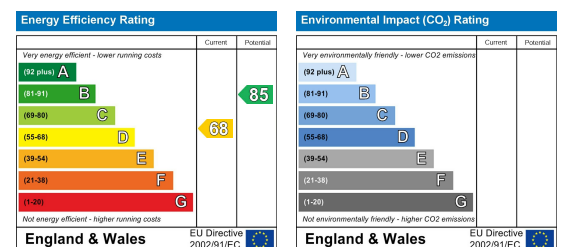
Floor Plan



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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