

Pinfold Grove, Bridlington



Modern Link-Detached House
Three Bedrooms (1 En-Suite)
Lounge
Separate Dining Room
Modern Fitted Kitchen
Utility Room

UPVC Conservatory
Bathroom/WC
Double Glazed Throughout
Gas Central Heating
Private Enclosed Rear Garden
Driveway & Integral Garage

Offers Based on
£159,950



**Independent
Estate Agents**

34 Quay Road
Bridlington, YO15 2AP
Tel: 01262 424274
Fax: 01262 403071

www.HomefinderLtd.co.uk

PROPERTY SPECIFICATION

21, PINFOLD GROVE, BRIDLINGTON.

LOCATION	Situated to the Northern outskirts of the resort on a popular residential development off Marton Road. Nearby amenities include schools, a variety of local shops both in the Old Town area and on St. John Street and bus route to the town centre.
PROPERTY	This modern three bedroomed link-detached house benefits from double glazing throughout, gas central heating, UPVC conservatory and private rear garden with decked area.
ENTRANCE VESTIBULE	With timber half-glazed entrance door, side facing timber framed double glazed window, dado rail, door off leading to ...
GROUND FLOOR WC	6'2" x 3'3" (1.88m x 0.99m) With two piece suite comprising low flush WC and vanity hand washbasin, front facing timber framed double glazed window, dado rail, radiator.
HALLWAY	With coving to ceiling, ceiling spotlights, dado rail, radiator, understairs storage cupboard.
LOUNGE	17'8" x 12'2" (maximum) 5.38m x 3.71m) With front facing timber framed double glazed bay window, coving to ceiling, dado rail, gas fire with marble effect inset and hearth and wooden fire surround, radiator, laminate flooring, glass panelled French doors leading to ...
DINING ROOM	11'3" x 7'1" (3.43m x 2.16m) With coving to ceiling, dado rail, radiator, laminate flooring, sliding patio doors to ...
CONSERVATORY	9'11" x 9'9" (3.02m x 2.97m) Of dwarf wall and UPVC double glazed construction with wall heater and electricity point, double opening doors to decked area.
KITCHEN	10'9" x 7'4" (3.28m x 2.24m) Fitted with a range of modern wall mounted and base level units with worktops over, tiled surrounds, ceiling spotlights, built-in electric oven and gas hob with filter hood over, dado rail, plumbing for automatic washing machine, rear facing UPVC double glazed window. archway leading to ...
UTILITY ROOM	8'5" x 7'3" (2.57m x 2.21m) Half-tiled and fitted with modern units with worktops over, plumbing for dishwasher, ceiling spotlights, "Stelrad Ideal" combination central heating and hot water boiler, radiator, rear facing UPVC double glazed window, UPVC double glazed exit door leading to decked area of rear garden, internal door leading to garage (which is currently being used as an office).
FIRST FLOOR LANDING	With roof void access hatch, ceiling spotlights, tank and towel store cupboard, dado rail.
BEDROOM 1	11'2" x 9'4" (3.40m x 2.84m) With front facing timber framed double glazed window, coving to ceiling, ceiling light/fan, built-in wardrobes, radiator.
EN-SUITE SHOWER ROOM	6'9" (maximum) x 5'8" (2.06m x 1.73m) With three piece suite comprising full tiled shower cubicle with "Aqualisa" shower, WC and hand washbasin, extractor fan, radiator, tiled flooring.
BEDROOM 2	9'11" x 8'3" (3.02m x 2.51m) With rear facing UPVC double glazed window, radiator.
BEDROOM 3	8'0" x 6'4" (2.44m x 1.93m) With front facing timber framed double glazed window, radiator, built-in storage cupboard.
BATHROOM/WC	6'2" x 5'6" (1.88m x 1.68m) Half-tiled with three piece suite comprising panelled bath, pedestal hand washbasin and low flush WC, rear facing UPVC double glazed window, radiator.
EXTERIOR	
FRONT GARDEN	Lawned area with decorative stoned border, mature trees and shrubs, private driveway leading to ...
INTEGRAL GARAGE	11'7" x 8'3" (internal measurements) (3.53m x 2.51m) With up and over door, power and lighting connected. Please note the garage is currently being used as an office and has coving to ceiling and laminate flooring, but would readily convert back for use as a garage if so required.
REAR GARDEN	With spacious raised decked patio area, lawned area, flower and shrub borders, decorative stoned border, timber shed.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band C.
VIEWING	By appointment through the sole selling agents - Homefinder of Bridlington Limited.

NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.