



5 Pinfold Close
Bridlington
YO16 7GH

ASKING PRICE OF

£220,000

4 Bedroom Semi-Detached House



Garden



4



2



2



Garage, Off
Road Parking



Gas Central Heating

5 Pinfold Close, Bridlington, YO16 7GH

Offered with no onward chain, this beautifully presented four-bedroom semi-detached home is an ideal family property, featuring a spacious lounge, dining room, fitted kitchen, principal bedroom with en-suite, three further bedrooms, and a family bathroom. Benefiting from an integral garage, off-road parking, and a private west-facing garden, this ready-to-move-into home offers comfortable and versatile accommodation in a highly desirable package.

Pinfold Close is positioned just off Pinfold Lane, in a well-regarded area served by excellent local schools, including New Pasture Lane and Burlington Primary Schools (ages 3–11), along with Bridlington School (ages 11–18). The property is also conveniently located close to the historic Old Town, which offers a great range of amenities including a butcher, pharmacy, fish and chip shop, greengrocers, as well as a variety of cafés, public houses, antique shops, an art gallery, opticians, beauticians and a florist. With its picturesque cobbled streets, the stunning Priory Church and the Bayle Gate Museum, the

area provides a charming blend of history and everyday convenience.

In addition, the nearby parade of shops on Marton Road offers further convenience, including a general store with post office, pharmacy, fish and chip shop and a hairdressers, making this a highly practical and desirable location.

Bridlington is a welcoming seaside town on the East Yorkshire coast, offering the perfect blend of family-friendly fun and coastal beauty. Its award-winning sandy beaches, bustling promenade and classic seaside attractions create a vibrant atmosphere year-round. Families can enjoy boat trips from the historic harbour, a modern leisure centre, and a choice of shops, cafés and restaurants. Sewerby Hall and Gardens, Bridlington Spa and the dramatic cliffs of Flamborough Head provide unforgettable days out. Bridlington is not only a wonderful place to visit but an exceptional place to call home.



Lounge



Virtually Staged Lounge



Dining Room



Virtually Staged Dining Room

Accommodation

ENTRANCE HALL

6' 2" x 2' 11" (1.88m x 0.90m)

Entrance to the property is via a glazed uPVC door opening into the welcoming entrance hall, which features a radiator, stairs rising to the first floor, and a door leading through to the lounge.

LOUNGE

14' 4" x 11' 5" (4.39m x 3.48m)

The lounge features a window to the front elevation, a radiator, and a fireplace with surround providing space for an electric fire. A door leads through to the dining room, creating an excellent flow between the living spaces.

DINING ROOM

14' 5" x 8' 6" (4.41m x 2.60m)

The dining room is a light and airy space, benefiting from a rear-facing window and sliding uPVC doors providing direct access to the garden. Additional features include a radiator, useful under-stairs storage cupboard, and stylish herringbone-effect vinyl flooring. An opening leads through to the kitchen.

KITCHEN

10' 4" x 8' 9" (3.17m x 2.68m)

The kitchen is fitted with a range of wall, base, drawer, and display units with complementary work surfaces over, together with tiled splashbacks and tiled flooring. There is space for appliances including a washing machine, fridge freezer, and range-style oven with a fitted extractor hood above. A Belfast-style sink with mixer tap is positioned beneath a window overlooking the rear garden. The kitchen also benefits from a uPVC door providing access to the rear garden and a further uPVC door leading into the integral garage.

FIRST FLOOR LANDING

8' 4" x 5' 11" (2.55m x 1.81m)

The landing benefits from an airing cupboard housing the hot water tank and provides access to all four bedrooms and the family bathroom.

BEDROOM 1

18' 0" x 8' 8" (5.50m x 2.65m)

The master bedroom is a good-sized double room, featuring a window to the front elevation, fitted wardrobe storage, and a radiator. A folding door provides access to the en-suite shower room.



Kitchen



Virtually Staged Kitchen



Bedroom 1



Ensuite

ENSUITE

8' 9" x 5' 0" (2.67m x 1.54m)

The en-suite shower room provides a pleasant and private space, benefiting from a rear-facing window for natural light and ventilation. The suite comprises a corner shower enclosure with sliding doors and an electric shower, together with a vanity wash hand basin and WC. Finished with partially tiled walls and pebble-effect vinyl flooring, the room also features a heated towel rail and extractor fan.

BEDROOM 2

12' 3" x 8' 4" (3.75m x 2.56m)

The second bedroom benefits from a front-facing window, coving, and a radiator.

BEDROOM 3

10' 7" x 8' 2" (3.25m x 2.51m)

Bedroom Three benefits from a rear-facing window, coving, and a radiator.

BEDROOM 4

6' 5" x 5' 11" (1.98m x 1.82m)

The fourth bedroom is a versatile room, ideal as a nursery, home office, or craft space, featuring a front-facing window, shelving, a storage cupboard with additional shelving, and a radiator.

BATHROOM

5' 11" x 5' 6" (1.82m x 1.68m)

The family bathroom features a rear-facing window and is fitted with a panelled bath with shower screen and shower attachment, wash hand basin, and WC. The room is finished with tiled walls and stylish herringbone-effect vinyl flooring and also benefits from a heated towel rail.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

To the front, the property is set back behind a paved parking space and driveway providing off-road parking and access to the garage. An additional lawned area creates an attractive front garden space, featuring a circular flower bed to the centre, a further flower bed running along the top of the lawn, and a hedged boundary.

To the rear, a pleasant west-facing garden offers a paved patio area with a brick-built BBQ, ideal for outdoor entertaining. A boundary wall separates the raised garden area, with a



Bedroom 2



Virtually Staged Bedroom 2



Bedroom 3



Bathroom

pathway leading up to a lawn and a raised seating area in the top corner. There is also a gated section of additional garden space currently housing a greenhouse, along with gated access onto Pinfold Lane. A garden shed provides further storage for tools and equipment.

GARAGE

18' 2" x 8' 11" (5.56m x 2.72m)

The garage benefits from an up-and-over door, vinyl flooring, and a wall-mounted gas central heating boiler. It also provides plumbing for a washing machine, allowing flexibility to utilise the under-counter space in the kitchen for a dishwasher if desired. A uPVC door offers direct access into the kitchen.

Parking is available to the front of the garage on a paved driveway and an additional parking space to the front of the lawned area.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED C

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 92 sq m (990 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area⁽¹⁾

102.2 m²
1098 ft²

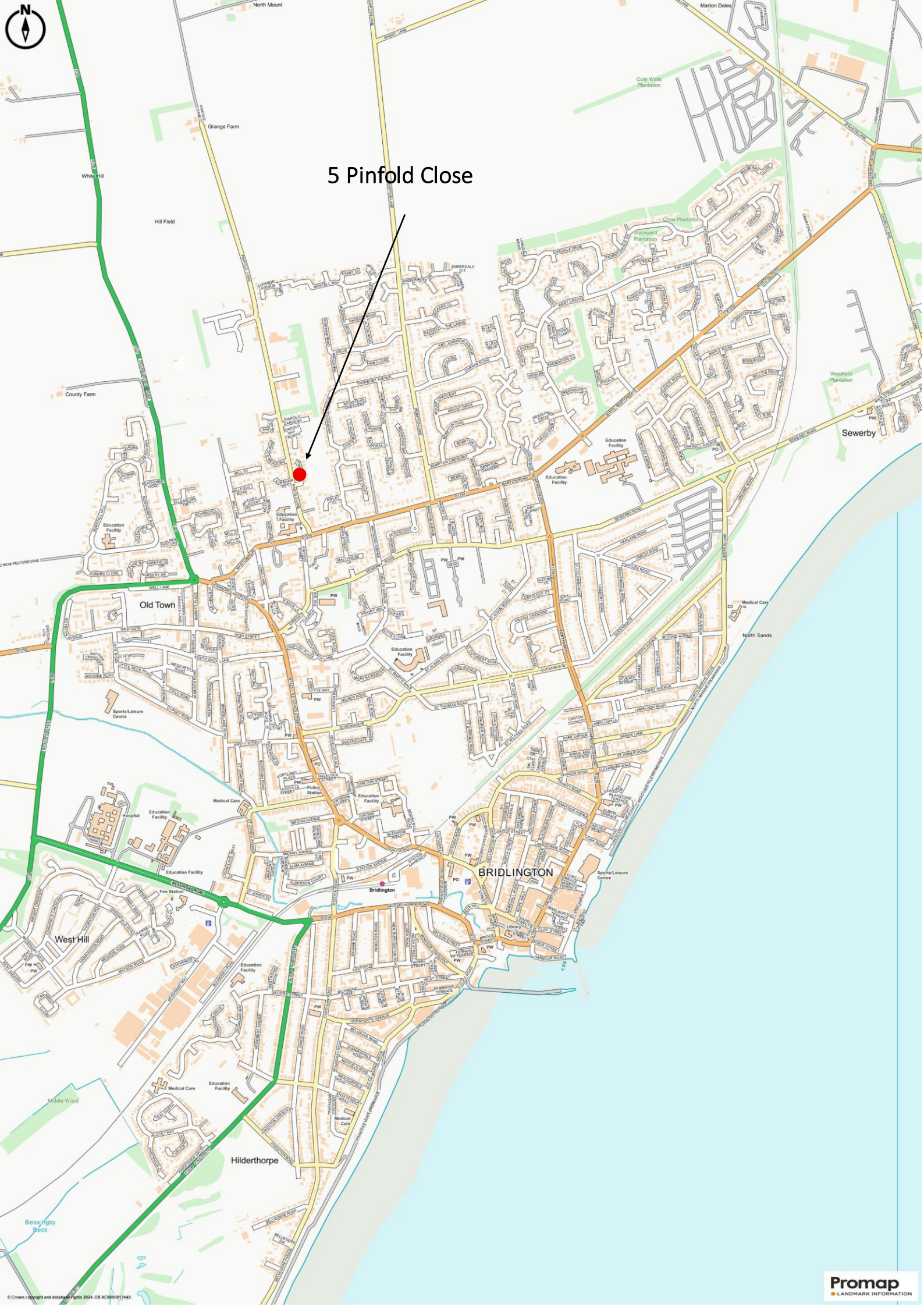
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



5 Pinfold Close



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