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EST. 1891



4 Pinfold Meadows  
Bridlington  
YO16 7GT

ASKING PRICE OF

£220,000

3 Bedroom Detached Bungalow

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01262 401401





Rear Elevation

 3
  1
  1
  Garage
  Gas Central Heating

## 4 Pinfold Meadows, Bridlington, YO16 7GT

This immaculate detached bungalow, featuring a charming Tudor-style frontage, offers well-presented accommodation including a spacious lounge, kitchen, three bedrooms, bathroom and a separate WC. Set beautifully maintained front and rear gardens, the property also benefits from a private driveway and a garage, making it an ideal home for comfortable single-level living.

The property is positioned within Pinfold Meadows which is a cul-de-sac just off Pinfold Lane which is located near to Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. The area is served by excellent schools, including New Pasture Lane and Burlington Primary Schools (ages 3-11) and Bridlington School (ages 11-18). Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a

florist. With its picturesque cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Bridlington is a charming coastal town in East Yorkshire, celebrated for its award-winning beaches, historic harbour and proudly having the title of the lobster capital. With a delightful blend of seaside tradition and modern amenities including seafood eateries, ice-cream parlours along with Bridlington Spa, the historic Old Town, and the scenic promenades along North and South Beaches. Excellent transport links, including a railway station on the Yorkshire Coast Line, provide easy access to nearby cities like Hull and Scarborough. Bridlington's unique character and coastal charm make it an ideal location for both residents and visitors alike.





Entrance Hall



Lounge



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

5' 4" x 4' 9" (1.64m x 1.46m)

Accessed via a charming stained glass uPVC front door, the entrance hall of the bungalow features elegant coving and a radiator, the hallway provides a welcoming transition into the home, with doors leading to the lounge and separate WC.

### LOUNGE

19' 8" x 12' 3" (6.01m x 3.75m)

A spacious and light-filled lounge offering ample room for both relaxation and dining. Dual-aspect windows to the front and side elevations offer natural light, enhancing its welcoming atmosphere. Elegant coving adds a touch of character, while two radiators ensure year-round comfort. The focal point of the room is an electric fire set within a stylish feature surround, creating a cosy ambiance. Conveniently, doors lead directly to the kitchen and inner hallway, facilitating easy access throughout the home.

### KITCHEN

11' 7" x 8' 6" (3.55m x 2.60m)

The kitchen is fitted with a range of wall, base and drawer units complemented by a worktop, tiled splashback and wood effect laminate flooring. A 1½ bowl sink with drainer and mixer tap is positioned beneath a side-facing window, providing natural light along with a glazed uPVC door offering convenient access to the driveway. The kitchen includes a four-ring gas hob with extractor fan, a Belling oven and a wall-mounted gas central heating boiler. There is also space for a washing machine, under-counter fridge, and freezer.

### WC

5' 4" x 3' 2" (1.65m x 0.98m)

A convenient cloakroom WC featuring a side-facing window, a low-level WC, a corner wash hand basin and a radiator.

### INNER HALLWAY

6' 5" x 3' 4" (1.96m x 1.02m)

The inner hallway provides access to the loft, includes a storage cupboard housing the hot water tank and doors to all three bedrooms and the bathroom.



Kitchen



Inner Hall



Bedroom 1

### BEDROOM 1

11' 7" x 11' 4" (3.55m x 3.47m)

A beautifully presented bedroom featuring a rear-facing window that offers delightful views over the well-manicured garden. The room includes fitted wardrobe storage with mirrored doors and a radiator.

### BEDROOM 2

9' 6" x 8' 11" (2.92m x 2.72m)

A second bedroom again with a rear-facing window that offers pleasant views over the garden and a radiator.

### BEDROOM 3/DINING ROOM

8' 4" x 7' 9" (2.55m x 2.38m)

The third bedroom benefits from a window to the side elevation and a radiator.

### BATHROOM

7' 1" x 5' 5" (2.17m x 1.67m)

A modern bathroom suite featuring a panelled bath with a thermostatic shower and glass screen, complemented by a vanity wash hand basin and WC. The space is enhanced by tiled walls and wood-effect laminate flooring, creating clean and functional environment. A heated towel ladder adds comfort and convenience.



Bedroom 2

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

### PARKING/GARAGE

A driveway to the side of the property offers parking for multiple vehicles and also offers access to the garage with an up and over door.

### OUTSIDE

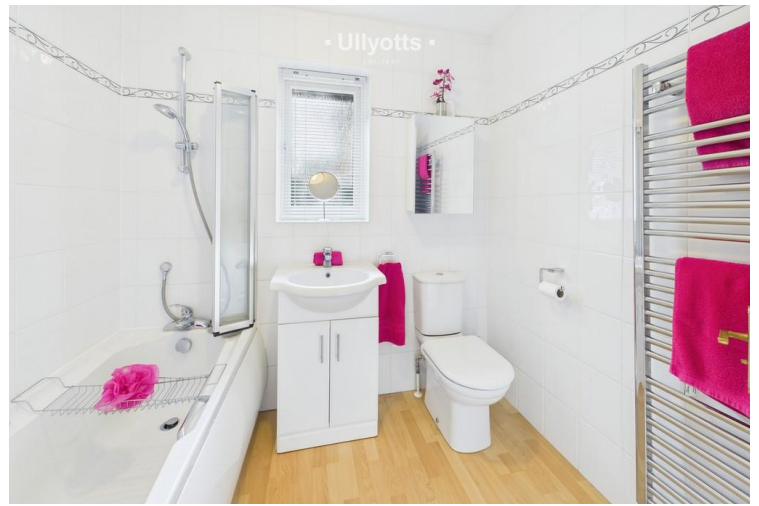
The property is set back from the road behind a neatly maintained hedged boundary, offering both privacy and curb appeal. The front garden features a well-kept lawn with vibrant shrubs, flowering plants and a mature tree, creating a picturesque approach to the home.

To the rear, the property benefits from a beautifully maintained garden, predominantly laid to lawn and bordered with vibrant shrubs and plants that add seasonal colour. A sunny patio area provides the perfect spot for outdoor dining or relaxation, creating an inviting space to enjoy the peaceful surroundings.





Bedroom 3/Dining Room



Bathroom



Garden



Garage

## 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 - AWAITED

## 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.

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401  
Option 1

Regulated by RICS





4 Pinfold Meadows



The stated EPC floor area, (which may exclude conservatories),  
is approximately 70m<sup>2</sup> (753 ft<sup>2</sup>)



### FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



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