



77 Pinfold Lane, Bridlington, YO16 6XP

**£1,100 PCM**





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### Front Exterior

Located at the front of the property, there is access to the garage, a driveway providing parking for one vehicle, and a pathway leading to the front door.

### Entrance Hall

Positioned at the front of the property, the entrance hall provides access to the downstairs toilet and the lounge.

### Downstairs Toilet

The downstairs WC is conveniently located off the entrance hall and includes a toilet and wash basin.

### Lounge

Situated at the front of the property, the spacious lounge gives access to the kitchen/dining room and

### Kitchen/Dining Room

Situated at the rear of the property, the open-plan kitchen offers space for a medium-sized dining table (seating 4–6) and features dual patio doors that open directly onto the rear garden.

The kitchen is fitted with a range of wall and base units and includes an integrated oven, 4-burner gas hob, and extractor hood.

### Bedroom 1

Located at the front of the property, the master bedroom overlooks the street and offers ample space for storage.

### Bedroom 2

Situated at the rear of the property, this spacious double bedroom overlooks the rear garden.

### Bedroom 3

Located at the rear of the property, a smaller double or single bedroom, overlooking the rear garden.

### Bathroom

Located in the middle of the property, the bathroom has a bath, WC and a wash basin.

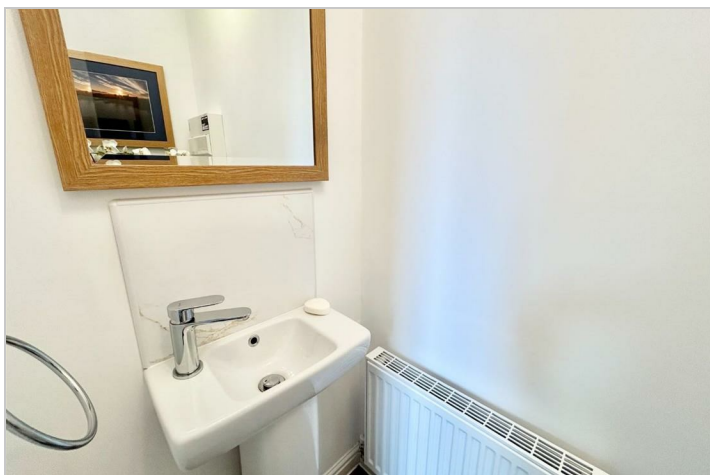
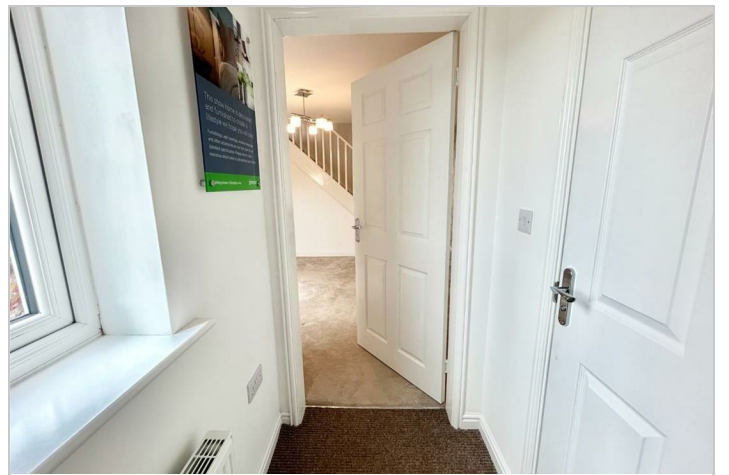
### Garage

Located to the side of the property, the garage is accessed via the end of the driveway. It offers a generous amount of space, suitable for one vehicle and/or a variety of gardening tools and storage items.

### Rear Exterior

Located at the rear of the property, the rear exterior has a large, fenced enclosed garden.



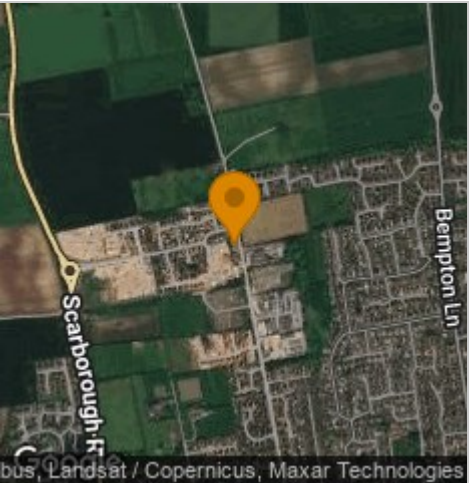




Road Map



Hybrid Map



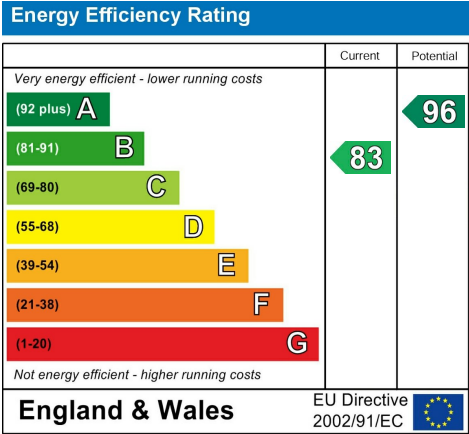
Terrain Map



Floor Plan



Energy Efficiency Graph



Viewing

In order to be eligible for a viewing please follow the steps below:

- 1. Navigate to our website - [www.thepropertyshopyorkshire.co.uk](http://www.thepropertyshopyorkshire.co.uk)
- 2. Find 'Tenants' and select the 'REGISTER YOUR INTEREST' tab
- 3. Fill out the form providing as much information as possible
- 4. We will assess your form and if you are a match for this property, we will be in contact to arrange a viewing

Alternatively, If you need help on the above, please contact our Head Office - Bridlington Office on 01262 228283 for further information.