

# HUNTERS®

HERE TO GET *you* THERE

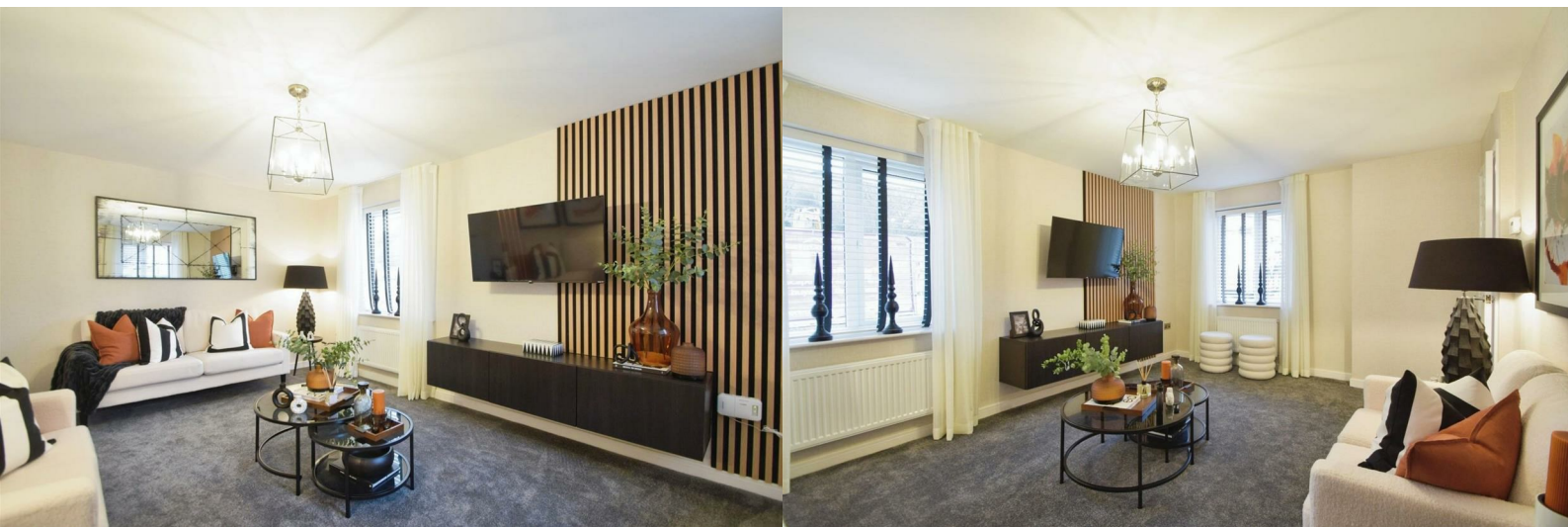
NORTH COUNTRY  
HOMES



## Seabreeze, Pinfold Lane

Bridlington, YO16 6XS

Price £239,995



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## \*\* THE PLOVER \*\*

### Three-Bedroom Detached Home with Integral Garage and Off-Road Parking

This home features an entrance hall that leads into a welcoming lounge, flowing seamlessly into the open-plan kitchen and dining area, which will showcase a Richmond Furniture Kitchen. The dining area is enhanced by French doors that allow natural light to flood the space and provide direct access to the rear garden. Additionally, the ground floor includes a practical downstairs WC.

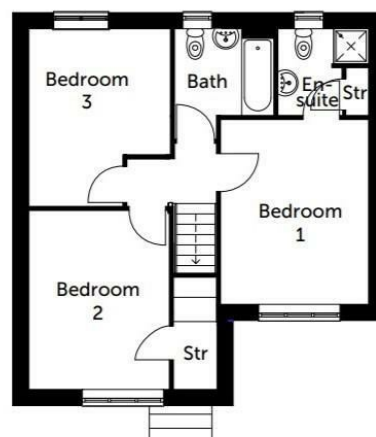
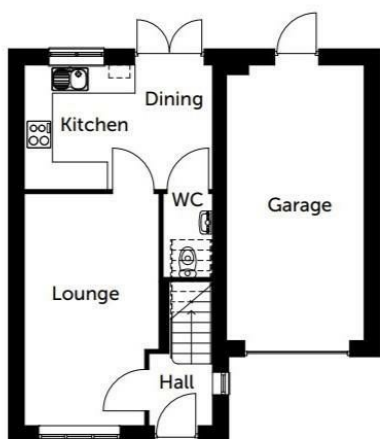
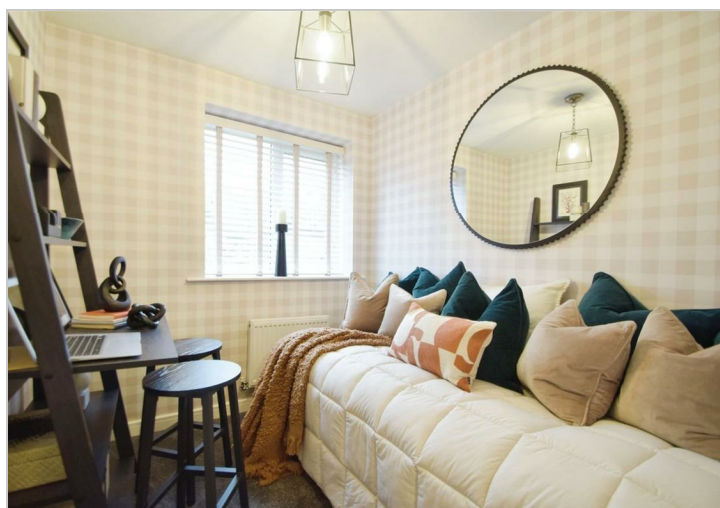
On the first floor, you will find a spacious master bedroom with an en-suite bathroom, two further well-proportioned bedrooms, a main bathroom, and ample storage space.

- Three Bedroom Detached
- Integral Single Garage
- 10 Years Warranty (first 2 years with NorthCountry Homes and a further 8 years with LABC)
- Personalise your new home with optional extras (subject to build stage)
- PV Solar Panels
- EV Charging Point
- 2, 3 & 4 bedroom semi-detached and detached homes available! Deals as hot as Summer - Up to £10,000 towards extras on selected plots

Please note, the internal images are taken from a typical North Country Homes show home so may not reflect the actual plot being marketed.

Tel: 01262 674252





#### 0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	2.88 × 4.99	9ft 6in × 16ft 5in
Kitchen / Dining	4.05 × 2.67	13ft 3in × 8ft 9in
WC	1.77 × 1.04	5ft 10in × 3ft 5in

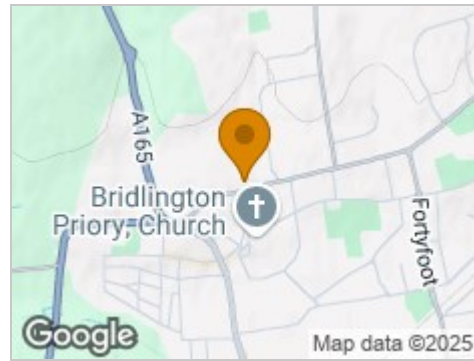
#### 1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	3.98 × 3.18	13ft 1in × 10ft 5in
En-suite	2.15 × 1.85	7ft 1in × 6ft 1in
Bedroom 2	3.83 × 3.02	12ft 7in × 9ft 11in
Bedroom 3	2.82 × 3.83	9ft 3in × 12ft 7in
Bathroom	2.15 × 1.85	7ft 1in × 6ft 1in

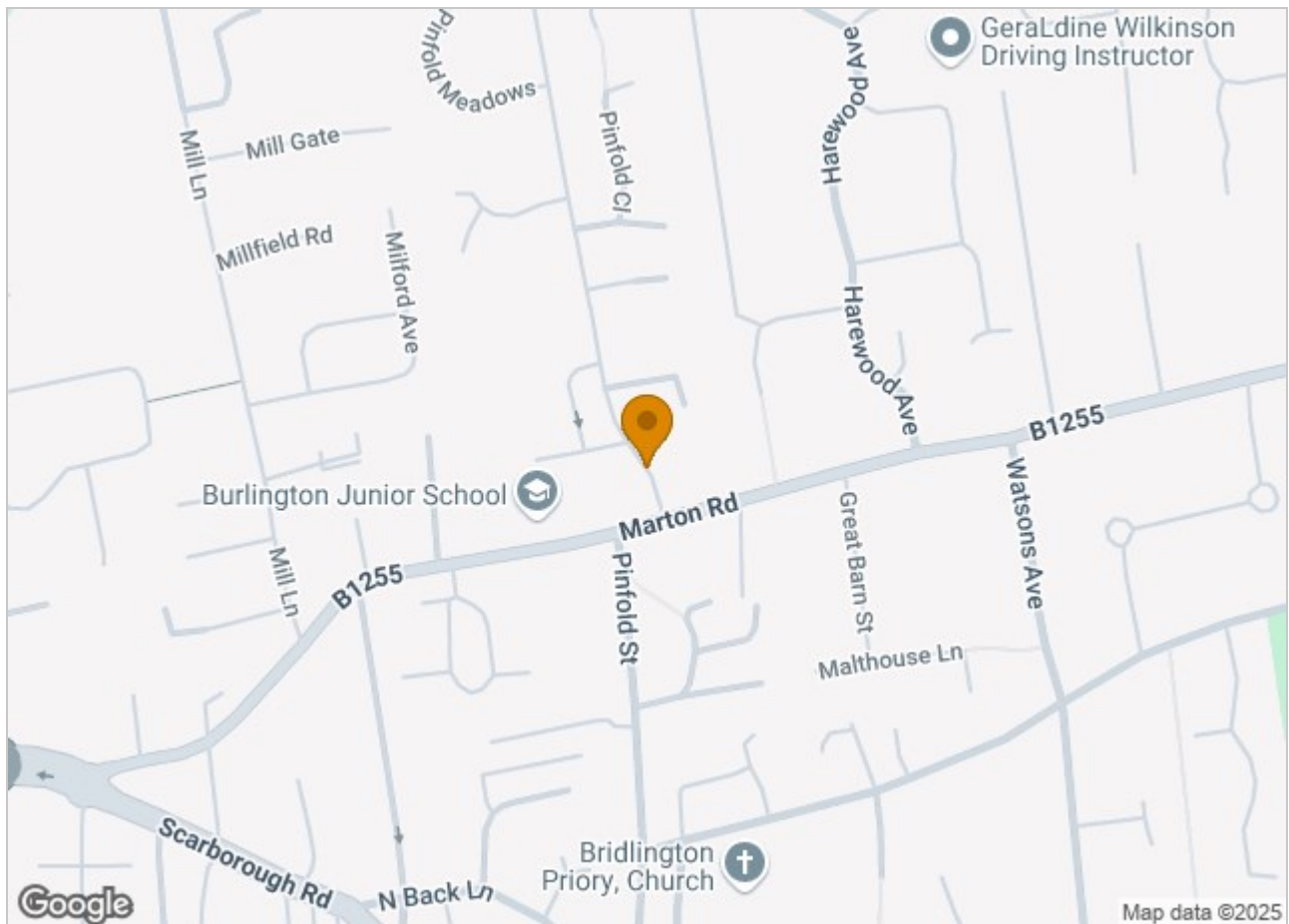
Hybrid Map



Terrain Map



Road Map



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.