



3 Kingsgate  
Bridlington  
YO15 3PX

ASKING PRICE OF

£350,000

3 Bedroom Detached House





Rear Garden



3



3



2



Garage, Off  
Road Parking



Gas Central Heating

### 3 Kingsgate, Bridlington, YO15 3PX

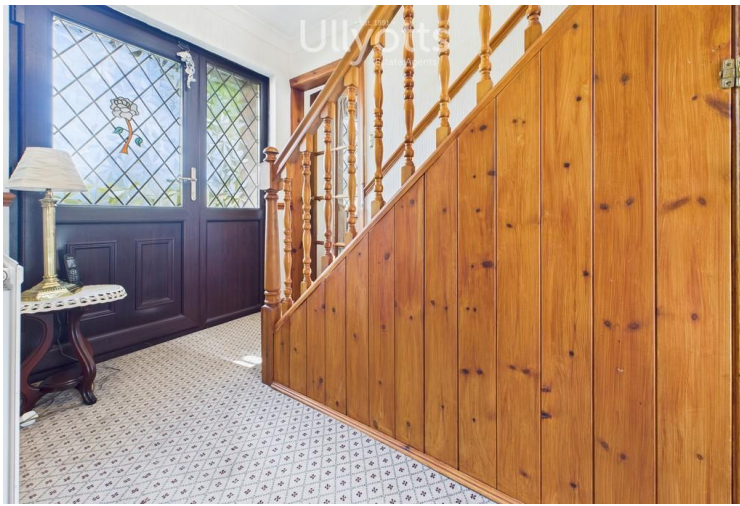
Located in the sought-after Kingsgate area of Bridlington, this spacious detached home offers versatile living. The ground floor features a lounge, dining room, kitchen diner, sun room and an additional sitting room that could serve as a fourth bedroom, with access to a wet room and separate WC off the kitchen. Upstairs are three bedrooms and a modern family bathroom. Outside, the property boasts a well-presented garden, ample parking and a garage-making this an ideal home in a desirable location.

The Kingsgate area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary School (ages 3-11), a nursery school, Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). Local conveniences

include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Located on the picturesque East Yorkshire coast, Bridlington is a delightful seaside town offering a perfect blend of natural beauty and modern convenience. Renowned for its sandy beaches, historic harbour and vibrant promenade, it's a haven for outdoor enthusiasts and those seeking a relaxed coastal lifestyle. The town has many amenities including schools, shops, restaurants, and leisure facilities, making it ideal for retirees, or anyone looking to escape the hustle and bustle of city life. With its charming Old Town, nearby countryside and strong transport links, Bridlington offers a unique opportunity to enjoy the best of coastal living.





Entrance Hall



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

10' 2" x 5' 10" (3.10m x 1.78m)

Entrance is via a glazed uPVC door into a welcoming entrance hall, featuring coving, a radiator, and useful understairs storage. Doors lead to all ground floor rooms, with stairs rising to the first-floor landing.

### LOUNGE

17' 10" x 11' 11" (5.46m x 3.64m)

The lounge features a window to the front elevation, a radiator, coving and a gas fire with an attractive feature surround, creating a warm and inviting atmosphere. Additional highlights include wall lighting, a chandelier point and sliding uPVC doors that open into the sun room, offering a seamless flow of natural light and space.

### DINING ROOM

12' 3" x 11' 11" (3.74m x 3.64m)

The dining room enjoys natural light from both front and side elevation windows and features coving, wall lighting, and a central chandelier point above the designated space for a dining table. A radiator provides warmth, making it an ideal setting for both everyday meals and entertaining.

### KITCHEN/DINING AREA

24' 4" x 8' 11" (7.43m x 2.72m)

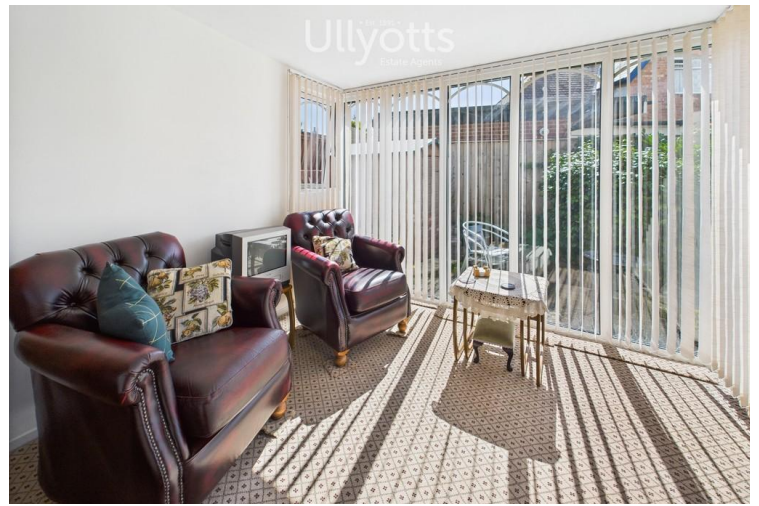
The kitchen dining area is well-equipped with a range of wall, base, and drawer units topped with work surfaces and complemented by tiled splashbacks. A stainless-steel sink and drainer are positioned beneath a window overlooking the rear garden, with a uPVC door providing direct garden access. Integrated appliances include a four-ring gas hob with extractor fan and a double oven, with space for additional appliances such as a washing machine and dishwasher. A door leads to a convenient WC, while an open archway connects to the breakfast dining area, all finished with wood-effect vinyl flooring throughout.

The breakfast area provides a casual space for everyday dining, featuring a window to the rear elevation, radiator and space for a fridge freezer. Additional wall, base, and display units with a worktop offer extra storage, with doors leading to a further sitting room or potential fourth bedroom, as well as access to the front of the property.





Kitchen / Dining area



Sun Room



Sun Room

## SUN ROOM

9' 10" x 8' 8" (3.00m x 2.65m)

The sun room enjoys views over the rear garden through its windows and features French doors that open directly onto the garden, creating a seamless indoor-outdoor connection. A radiator ensures the space can be enjoyed comfortably year-round.

## SITTING ROOM

9' 10" x 7' 10" (3.02m x 2.41m)

The sitting room offers a versatile space, ideal as a further reception room, craft room, or a ground floor fourth bedroom, perfect for those requiring accessible living. It benefits from direct access to the wet room via French doors, and features a window to the front elevation, a loft hatch and a radiator.

## DOWNSTAIRS WETROOM

7' 7" x 6' 11" (2.32m x 2.13m)

The wet room benefits from fully tiled floors and walls, providing a sleek and low-maintenance finish. It features a thermostatic shower, wash hand basin, and WC, along with both a heated towel ladder and a radiator for added comfort. Natural light is provided by windows to the side



Sitting Room

and rear elevations, while inset spotlighting and an LED strip light enhance the space. A door offers direct access into the garage.

## WC

3' 8" x 2' 9" (1.12m x 0.85m)

The WC offers a rear-facing window, a wash hand basin, a WC and space for coat hanging and shoe storage.

## FIRST FLOOR LANDING

8' 10" x 7' 1" (2.71m x 2.17m)

The first floor landing benefits from a rear-facing window, coving, a radiator, a loft hatch providing access to a boarded loft, and doors to all rooms.

## BEDROOM 1

15' 3" x 10' 4" (4.65m x 3.16m)

The main bedroom benefits from a front-facing window, fitted furniture including wardrobes, drawer units and overhead storage, as well as a radiator.

## BEDROOM 2

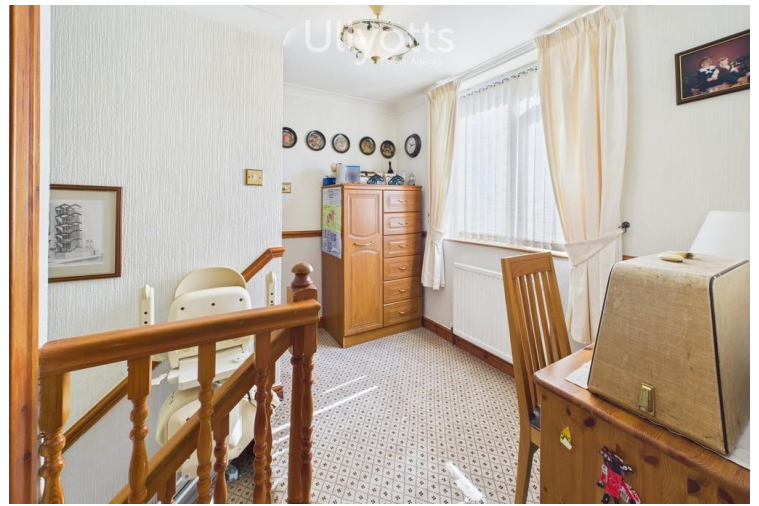
12' 0" x 9' 6" (3.66m x 2.92m)

The second bedroom benefits from a front-facing window, a bedside wall light and a radiator.





Wetroom



Landing



Bedroom 1



Bedroom 2

### BEDROOM 3

12' 2" x 7' 1" (3.72m x 2.18m)

Bedroom three offers a rear-facing Velux window with a fitted blind, a bedside wall light and a radiator.

### BATHROOM

8' 9" x 6' 10" (2.69m x 2.10m)

The family bathroom benefits from a panelled bath with wet wall surround and a thermostatic Mira Mini Luxe shower over, featuring a dual shower head. Additional features include a vanity wash hand basin with mirror and spotlighting, a WC, radiator, extractor fan, and a rear-facing Velux window with a fitted blind.

### 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

19' 3" x 9' 3" (5.88m x 2.84m)

The garage benefits from power and lighting, space for a tumble dryer, a rear-facing window, a side personnel door, and an electric roller door.

A large gravelled forecourt provides ample off-road parking.

### OUTSIDE

To the front, the property sits back from the road behind a low-level wall. The front garden and parking area are gravelled for easy maintenance, with colour added by potted plants, bushes and shrubs.

To the rear, the beautifully maintained garden offers an inviting blend of paved patio areas, perfect for outdoor dining and relaxation, alongside a well-kept lawn and vibrant, well-stocked flower beds bordering the fence line. An undercover storage area leads to a door to access at the front of the property-ideal for convenient and discreet bin storage.

### TENURE

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





Bedroom 3



Bathroom



Garden



Garden

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - D

## 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.

Floor plans are for illustrative purposes only.





Garage



Garden



The stated EPC floor area, (which may exclude conservatories),  
is approximately 142 sq m (1528 ft<sup>2</sup>)



### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

### 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









3 Kingsgate Bridlington



# | Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*



# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations