



41 Kingsgate
Bridlington

YO15 3PJ

ASKING PRICE OF

£340,000

4 Bedroom Semi-Detached House

■ **Ulllyotts** ■

EST 1891

01262 401401



Open plan Kitchen / Living



4



2



1



Double garage



Gas Central Heating

41 Kingsgate, Bridlington, YO15 3PJ

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffeld, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

The south side is a short walk away from the stretching golden sands of the bay including a large paddling pool alongside the colourful chalets. A seasonal market runs weekly located opposite Belvedere Golf Course.

Providing luxury living in a fabulous four bedroomed semi-detached house located in on the Southside of Bridlington. This property has been fully renovated throughout during the current ownership and now offers a beautiful modern living space. A Perfect property for a family looking for their forever home.

The property briefly comprises: hallway, separate lounge, open plan lounge, kitchen and dining space, utility with downstairs wc, four bedrooms and main family bathroom. Outside offers generous off-road parking, detached double garage and garden area which is perfect for entertaining during the summer months.



Entrance



Kitchen



Lounge



Sitting room

Accommodation

ENTRANCE HALL

The entrance is via a side composite door into the hallway. With wood effect laminate flooring which continues through to the open plan lounge and kitchen area, window to side elevation, under stairs storage cupboard, stairs to 1st floor landing and doors to downstairs rooms. Inset spotlighting throughout the whole of the ground floor and radiator.

LOUNGE

15' 4" x 12' 2" (4.687m x 3.719m)

With bay window to front elevation, picture rail and coving and radiator.

OPEN PLAN LIVING AREA

19' 2" x 12' 5" (5.845m x 3.801m)

With bay window to front elevation, feature insect electric fire and radiator. Open plan to:

KITCHEN AND DINING AREA

16' 8" x 15' 4" (5.092m x 4.688m)

With a range of wall base and larder units offering good storage space, feature island with base units and marble worktop over, inset sink with instant hot water mixer tap over, built in fridge and freezer. Electric hob and built-in extractor fan, Zanussi double oven and microwave. Bi-folding doors

looking over the rear garden and skylights. Door to:

UTILITY AND WC

With window to side and rear elevation, wall mounted gas central heating boiler. The WC is currently in the process of being refitted - new photos of this to follow.

FIRST FLOOR

LANDING

With window to side elevation, loft hatch and doors to upstairs rooms.

BEDROOM ONE

15' 2" x 12' 5" (4.629m x 3.800m)

With window to front elevation, picture rail and radiator.

BEDROOM TWO

12' 8" x 12' 2" (3.866m x 3.732m)

With window to front elevation, feature fireplace and bedside lighting, inset spotlights and radiator.

BEDROOM THREE

11' 5" x 10' 0" (3.485m x 3.073m)



Landing



Bedroom 1



Bedroom 2

With window to rear elevation, picture rail and radiator.

BEDROOM FOUR

7' 7" x 6' 9" (2.316m x 2.080m)

With window to rear elevation.

BATHROOM

7' 6" x 7' 5" (2.303m x 2.278m)

With tiled walls and flooring, P shape bath with Matt black mixer tap and double-headed thermostatic shower over, wash hand basin with black mixer tap, WC, window to rear elevation, extractor fan and heated towel rail.

OUTSIDE

To the front of the property lies a pressed concrete driveway with parking for multiple vehicles, access via double gates to the double garage and rear garden. During the current ownership the property has also been fully rendered.

To the rear of the property lies a walled garden. The bifold doors off the kitchen leads onto a tiled area following on to Astroturf and finally a decked area which is currently used as a seating area and is a great sun trap during the summer months.



Bedroom 3

DOUBLE GARAGE

With up and over doors and power and light connected.

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 sealed unit double glazing throughout.

TENURE

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

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (C)



Bedroom 4



Bathroom



Hall



Garden

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (D) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

SERVICES

All mains services are available at the property.

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.

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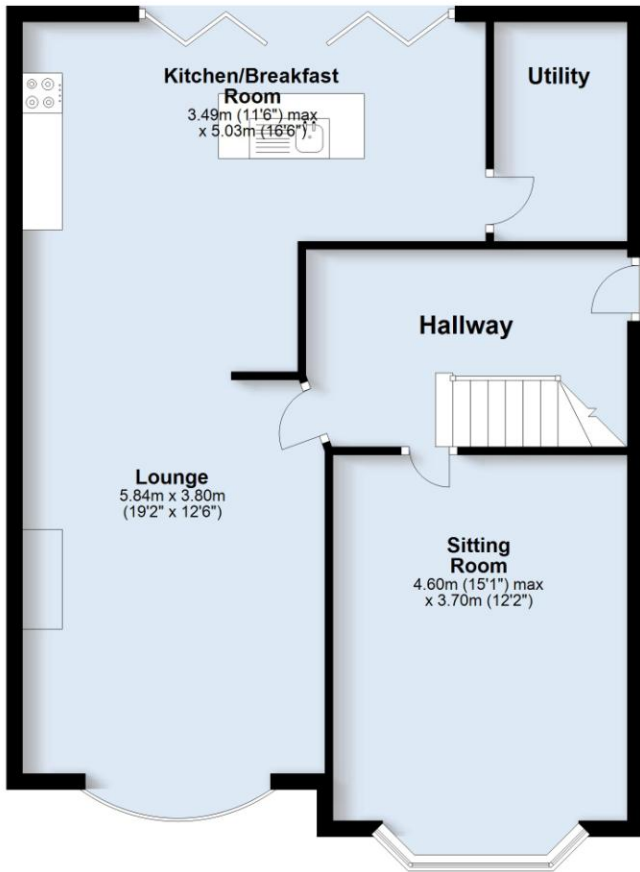
VIEWING

Strictly by appointment with Ulllyotts.

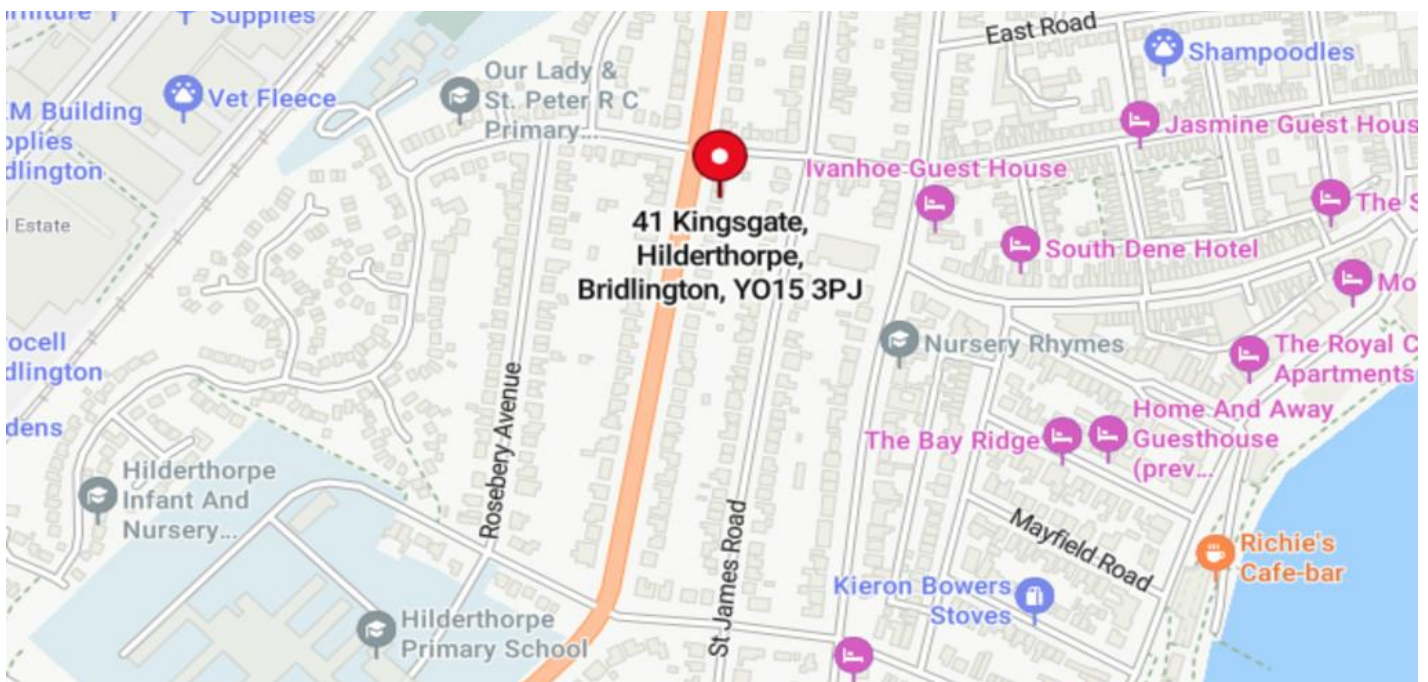
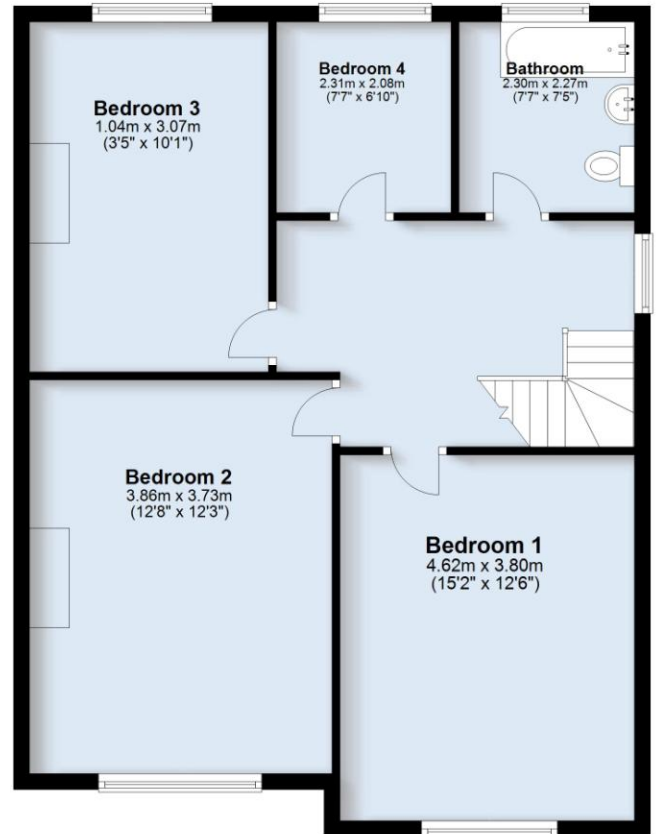
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 138 sq m

Ground Floor



First Floor



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