



Silver Cross, 1 Kingston Road  
Bridlington  
YO15 3NF

£450,000

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401



4



2



2



Garage, Off  
Road Parking



Gas Central Heating

## Silver Cross, 1 Kingston Road, Bridlington, YO15 3NF

This superb executive detached house has been meticulously upgraded to the highest standards, providing a luxurious and modern living experience. Situated on a desirable corner plot with captivating views of the Belvedere Golf Course, this property seamlessly combines elegance with functionality.

The property briefly comprises a sun room overlooking the front gardens, two light and airy reception rooms, a modern style open plan kitchen and dining area, a downstairs shower room, four good sized bedrooms, a large family bathroom, sunny patio to the rear that has recently been upgraded with porcelain tiles, the front garden has also undergone refurbishment with a secure walled boundary with additional Cedar wood panelled fencing and shrub fencing which has created a stylish boundary making the front wrap around garden a private and usable space.

The property is located towards the southern end of Kingston Road, on the corner of Kingston Road and Kingsgate, only a

short walk away to the south side seafront and the Belvedere Golf Club. The main town centre is around one mile to the northeast and the local schools of Hilderthorpe Primary and Bridlington Comprehensive are both nearby.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and cafés catering for all tastes and occasions.

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.



Entrance Hall



Sun room



Sitting Room



Log Burner

## Accommodation

### ENTRANCE PORCH

7' 3" x 3' 5" (2.21m x 1.04m)

A South West facing entrance with timber Georgian glazed door, feature curved wall with 'silver' roof and timber door with beautiful stained glass windows allowing natural light to beam into the hallway.

### ENTRANCE HALL

18' 4" x 11' 3" (5.59m x 3.43m)

A spacious hallway with wooden panelling, polished wood flooring, under stairs storage cupboard, stairs to first floor, picture rail, coving, ceiling cornice, period features that have been kept in situ such as light switches and bells. Doors to all downstairs rooms and radiator.

### SUN ROOM

16' 11" x 7' 2" (5.16m x 2.18m)

With a bay window with Georgian bar and stained glass offering beautiful views over the garden, polished wood flooring and radiator.

### SITTING ROOM

17' 8" x 14' 9" (5.41m x 4.5m)

With a large square bay window to front elevation, window to side, log burner with stone hearth and feature beam, laminate flooring, coving and radiator and door onto the kitchen.

### LOUNGE

18' 8" x 15' 3" (5.69m x 4.65m)

A beautifully presented living space with square bay window to side elevation, feature stained glass windows, laminate flooring, panelled walls, picture rail, coving, ceiling cornice, electric fire with feature surround and radiator.

### KITCHEN

29' 5" x 15' 7" (8.97m x 4.75m)

A fabulous modern kitchen which offers a good range of wall, base and drawer units, feature island unit with breakfast bar and cupboard space, Resin marble effect worktop over, under cupboard lighting and white brick effect tiles as a splash back. Black Astrite 1 1/2 bowl sink unit with mixer tap, integrated fridge freezer, dishwasher, washing machine, built in oven, hob and extractor.

Feature glass light fitting hangs above the kitchen island, LVT herringbone flooring, two radiators, windows to the side and rear elevations, French doors to the rear patio area and a stunning arched stained glass feature window which throws tribute to the original Silver Cross pram hood in the dining area. Rear entrance door with walkway to out stores and garage.



Lounge



Kitchen



Kitchen



Kitchen

### SHOWER ROOM

5' 1" x 4' 3" (1.57m x 1.32m)

A handily positioned downstairs shower room with WC, quadrant shower cubicle with thermostatic shower over and wash hand basin. Tiled floor and walls, extractor fan and heated towel ladder.

### FIRST FLOOR LANDING

With feature window to the front elevation, coving and built-in storage cupboard, radiator and doors to all upstairs rooms.

### BEDROOM 1

17' 9" x 15' 9" (5.41m x 4.8m)

With square bay window to the front elevation with spectacular views of the golf course, window to the side, coving, radiator and door to WC.

### ENSUITE WC

4' 7" x 2' 9" (1.4m x 0.84m)

With WC, vanity wash hand basin, tiled flooring and extractor fan.

### BEDROOM 2

15' 8" x 14' 0" (4.78m x 4.27m)

With windows to side and rear elevations, panelled walls, picture rail, built in wardrobe storage and radiator.

### BEDROOM 3

15' 1" x 13' 8" (4.6m x 4.17m)

With three windows to the side and rear elevations, feature fire place which is tiled with period over mantle and mirror, built in wardrobe storage cupboard, coving, panelled walls, picture rail and radiator.

### BEDROOM 4

10' 9" x 9' 4" (3.28m x 2.84m)

With window to front elevation, picture rail and radiator.

### BATHROOM

12' 2" x 9' 8" (3.71m x 2.95m)

A good sized family bathroom which has a sleek and modern feel with window, panelled bath, vanity wash hand basin, WC, shower cubicle with glass sliding door, thermostatic shower with double shower head, tiled floor, partially tiled walls, built in storage cupboards and radiator.

### GARAGE

The garage is larger than average and has a side personal door and a fob operated electric roller door.

### OUTSIDE

The property sits on a superb, desirable corner plot, on the corner of Kingsgate and Kingston Road. A recently built



Shower room



First Floor Landing



Bedroom 1



Bedroom 1

boundary wall with cedar wood panelled fencing and shrub hedging to create a modern boundary which makes the front garden a private and usable space.

A traditional tegular driveway is accessed from Kingston Road leading to the garage and also a hand gate that offers access to the front gardens. The garden is now mainly laid to lawn but benefits from a recently laid Indian stone paving area and resin bound surfaced pathways. The resin also leads through another hand gate to additional parking which is accessed from Kingsgate.

There are two outbuildings/stores, one is currently used for storage and the other one is used as a utility area and offers space for a washer and dryer.

To the rear of the property is a sunny patio seating area which is very private and secluded. This has recently undergone renovation and has a porcelain tiled floor with cedar wood panels and offers a perfect area for sun bathing and meals.

#### 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.

#### TENURE

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

#### COUNCIL TAX BAND - E

#### ENERGY PERFORMANCE CERTIFICATE – RATED C

#### 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.

#### VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS



Bedroom 3



Bedroom 3



Bedroom 2



Bedroom 4



Bathroom



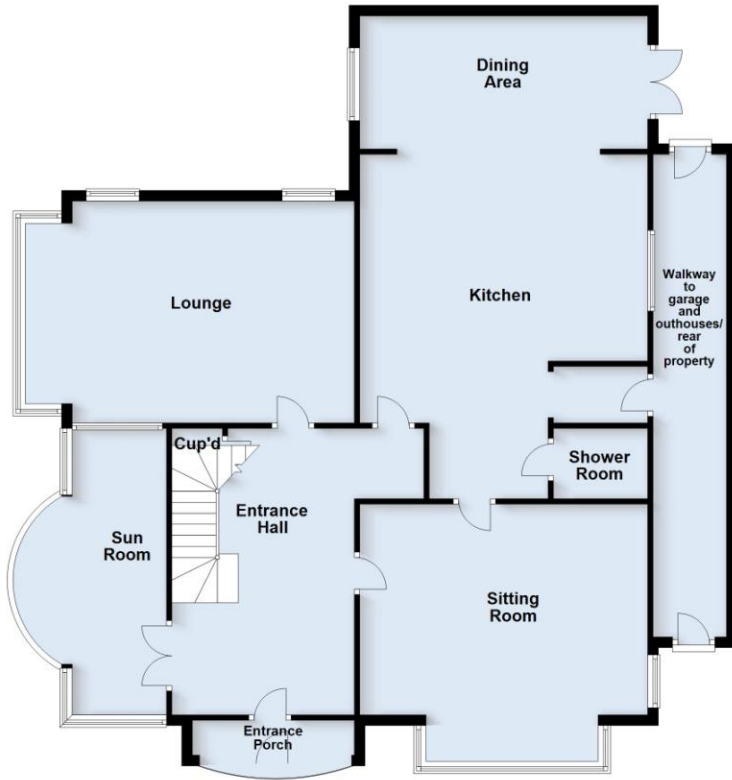
Enclosed patio



The stated EPC floor area, (which may exclude conservatories),  
is approximately 241m<sup>2</sup>

**Ground Floor**

Approx. 144.2 sq. metres (1551.8 sq. feet)



**First Floor**

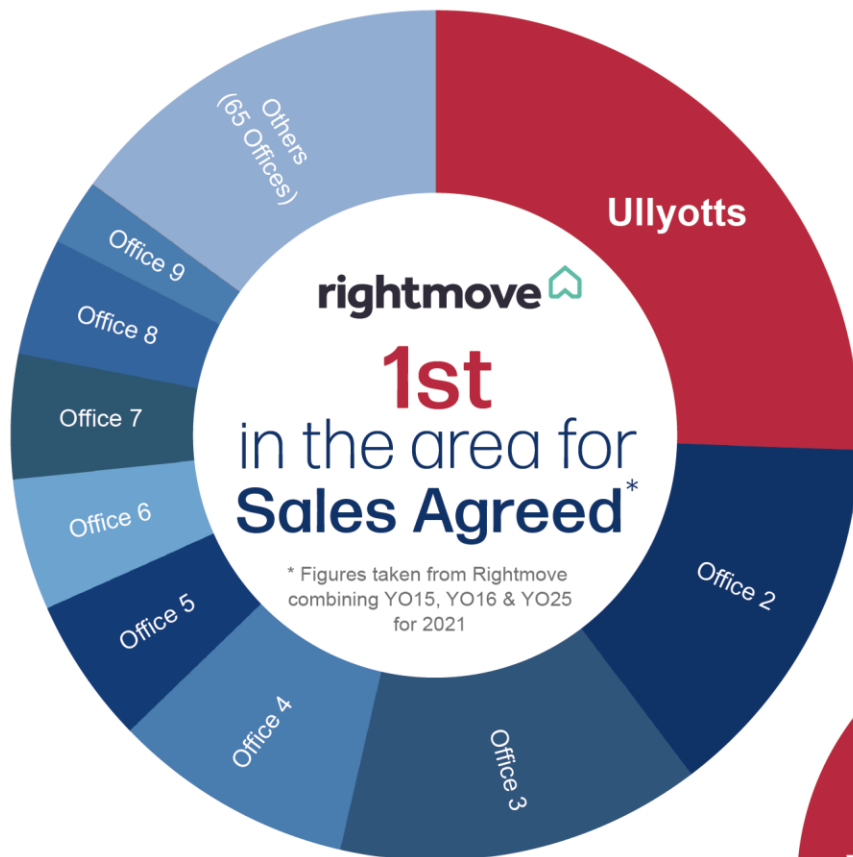
Approx. 112.9 sq. metres (1215.5 sq. feet)







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# Testimonials

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

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## 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



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