



3 Kingston Crescent
Bridlington

YO15 3NL

ASKING PRICE OF

£305,000

3 Bedroom Semi-Detached House

■ **Ulliyotts** ■
EST 1891

01262 401401



Rear elevation



Garage, Off
Road Parking



Gas Central Heating

3 Kingston Crescent, Bridlington, YO15 3NL

Nestled in a superb location just a short stroll from Bridlington South Beach and the prestigious golf course, this exquisitely presented three-bedroom semi-detached home epitomizes elegance and comfort. Every detail has been meticulously curated, no expense has been spared in creating a truly luxurious living space.

The property benefits from two reception rooms, conservatory, open plan kitchen, dining, utility space, downstairs wc, three bedrooms, modern family bathroom, off road parking and garage.

The property is located towards the northern end of Kingston Crescent, which runs through from St James Road to Kingston Road, with a short walk bringing you to the south side seafront and Belvedere Golf Club. The main town centre lies to the north east with local schools

nearby Hilderthorpe Primary and Bridlington Secondary.

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 landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm.

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 Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Entrance Hall



Dining room



Lounge



Conservatory

Accommodation

ENTRANCE HALL

Entrance to this property is via arched, Georgian bar, glazed wooden French doors into the porch area with tiled flooring and stained-glass windows and stained-glass wooden door into the main entrance hall.

A beautiful entrance hall with original features such as a picture rail, coving and ceiling rose. Radiator, stairs to first floor landing and doors to all downstairs rooms.

DINING ROOM

16' 2" x 12' 5" (4.936m x 3.793m)

With a bay window to the front elevation, gas fire with marble hearth and feature surround. Coving, ceiling rose and radiator.

LOUNGE

16' 3" x 11' 5" (4.959m x 3.494m)

With coving, ceiling rose, gas fire with marble hearth and feature surround, radiator and uPVC Georgian bar French doors and window to the rear elevation into the conservatory.

CONSERVATORY

14' 7" x 10' 7" (4.460m x 3.24m)

The heart of the home is undoubtedly the stunning conservatory, which seamlessly connects the indoors with the beautifully landscaped garden. This versatile space is perfect for year-round enjoyment, whether you're basking in the summer sun or watching the rain fall on a cosy winter evening. With oak laminate flooring, radiator, fitting ceiling blinds and French doors opening to the garden.

KITCHEN

15' 4" x 12' 6" (4.675m x 3.824m)

A spacious kitchen which also doubles as a utility with a range of wall and base units with work top over. Built in AEG fan oven, AEG microwave and AEG extractor fan, slim line dishwasher, under counter fridge and freezer. 1 1/2 bowl stainless steel sink with draining board and mixer tap over sits beneath a window to the rear elevation overlooking the manicured garden. Tiled splash back, inset spotlighting, radiator, understairs storage cupboard.

By the back door, the worktop continues around from the kitchen and offers space for a washing machine and



Conservatory



Kitchen



Kitchen



w/c

dryer.

Door to rear lobby with access to the personnel door to the garage and downstairs WC.

WC

With window to the side elevation, WC, wash hand basin, tiled effect vinyl flooring and radiator.

FIRST FLOOR LANDING

A light and airy landing with window to the side elevation, coving, ceiling road, and doors to all upstairs rooms. Loft access with pull down ladder to a boarded and carpeted loft with lighting and velux window.

BEDROOM 1

16' 1" x 11' 3" (4.911m x 3.43m)

The master bedroom is a true sanctuary, with bay window to the front elevation flooding the room with natural light, coving and radiator.

BEDROOM 2

13' 5" x 11' 5" (4.103m x 3.484m)

With a window to the rear elevation overlooking the garden, fitted wardrobes, coving and radiator.

BEDROOM 3

7' 11" x 7' 9" (2.438m x 2.374m)

With window to the front elevation, fitted wardrobes, coving and radiator.

BATHROOM

9' 2" x 8' 8" (2.818m x 2.646m)

The modern family bathroom is a testament to contemporary design, a luxurious bathtub, separate wet room style shower with glass screen and double head thermostatic shower over, wash hand basin and WC. Modern vertical radiator, inset spot lighting, window to rear elevation and extractor fan.

OUTSIDE

To the front, the property sits back from the road behind a shallow wall with shrub borders. A dropped kerb and paved frontage allows parking for multiple vehicles. A gate to the side of the property offers access to the rear garden.

The rear garden is an oasis of tranquillity, with a well-maintained raised lawn bordered by sleepers, mature plants and shrubs and a patio area perfect for outdoor dining and entertaining. A garden shed is also in situ and a



Landing



Bedroom 1



Bedroom 2



Bedroom 3

bin store.

GARAGE

With electric roller door with power and light.

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

Freehold will be vacant on possession

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - D

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 01262401401

Regulated by RICS



Bathroom



Bathroom



Garden



Garden



Garden

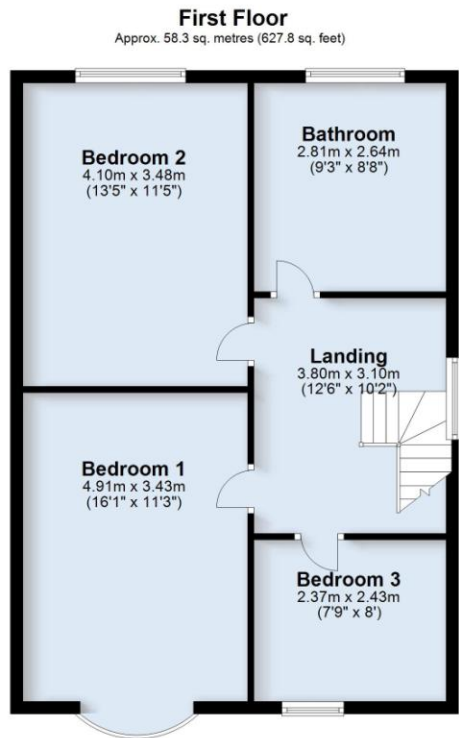
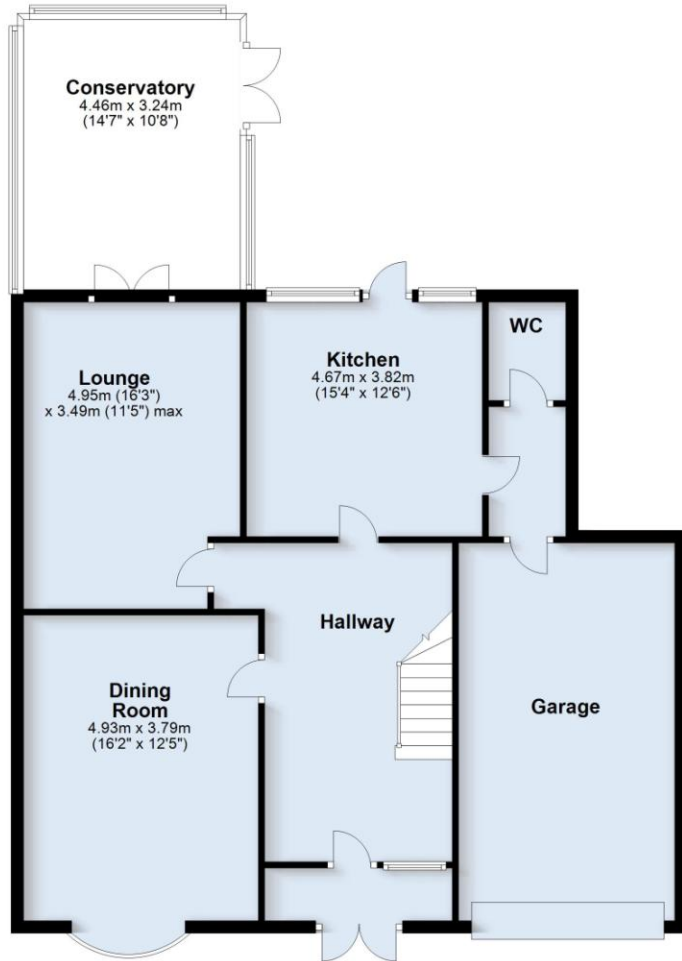


Garden



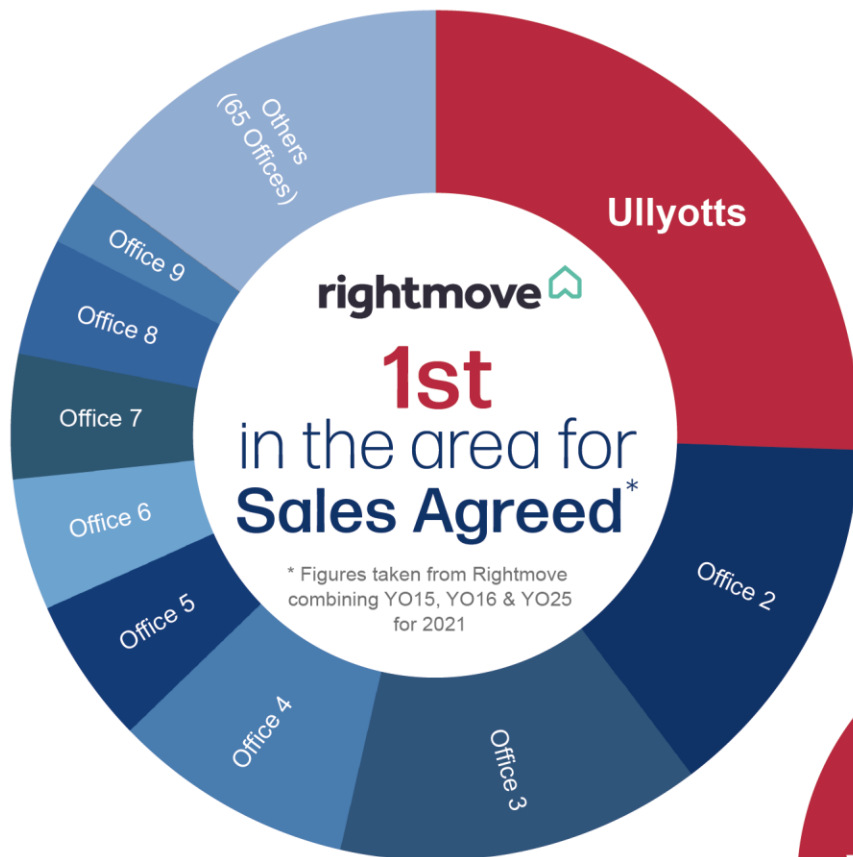
Patio

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





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beaten on fees!**

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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. ”

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