



10 Kingston Crescent
Bridlington
YO15 3NL

GUIDE PRICE

£360,000

4 Bedroom Detached House



Garden



4



2



1



Garage, Off
Road Parking



Gas Central Heating

10 Kingston Crescent, Bridlington, YO15 3NL

This detached family home is ideally positioned within a desirable area, just a short walk from the golf course and Southside Beach. Offering spacious accommodation with two large reception rooms and a generous breakfast kitchen, the property features four well-proportioned bedrooms, a family bathroom and separate WC. Outside, there is a garage, ample off-street parking, and an outbuilding ideal as a workshop or potting shed. Well maintained but now in need of modernisation, the property is offered with no onward chain and presents an excellent opportunity to create a superb family home.

The property itself 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. 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). Conveniences within a short drive away 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.

Bridlington is a popular coastal town on the East Yorkshire coast, known for its award-winning beaches, bustling harbour, and welcoming community. The town offers a good range of local shops, cafés, and leisure amenities, with plenty of opportunities to enjoy the outdoors and local events. It also has a proud sporting tradition, with local clubs such as Bridlington Town playing an active role in community life.



Entrance Hall



Lounge



Virtually staged Lounge



Dining Room

Accommodation

ENTRANCE PORCH

9' 8" x 2' 11" (2.95m x 0.91m)

Entrance to the property is via uPVC French doors with leaded side panels and an arched window above, opening into a welcoming entrance porch with tiled flooring and inset coconut matting. There is space for coat hanging and access to the main entrance hall through a wooden glazed door with stained glass leaded panels to either side.

ENTRANCE HALL

16' 0" x 9' 5" (4.90m x 2.89m)

The main entrance hall is a light and airy space with a spacious feel, featuring wood-effect vinyl flooring, a radiator and an understairs storage cupboard. Stairs rise to the first-floor landing with attractive panelling to the side of the staircase and doors leading to all ground floor rooms.

LOUNGE

18' 3" x 12' 6" (5.58m x 3.83m)

The lounge is a generous, south-facing reception room that benefits from abundant natural light through a front bay window. It features coving, a fireplace with marble

hearth and feature surround, a chandelier point, wall lighting and an over-picture light, creating a bright and inviting living space.

DINING ROOM

16' 9" x 12' 4" (5.11m x 3.78m)

The dining room, which could also serve as an additional sitting room, features a bay window to the rear overlooking the garden. It includes coving, a radiator, a chandelier point, wall lighting, and a gas fire with a marble hearth and feature surround, creating a further versatile living space.

KITCHEN/BREAKFAST ROOM

24' 10" x 8' 5" (7.59m x 2.58m)

The kitchen features exposed beams and a range of wall, base, drawer, and display units with shelving, complemented by a tiled worktop and matching splashback and tiled flooring. Natural light is provided by two side windows and a rear window. The kitchen includes a 1½ bowl sink with drainer and mixer tap, fitted appliances such as a double oven, five-ring gas hob, wall-mounted gas central heating boiler, and dishwasher, as well as a feature log burner. A breakfast bar offers casual



Virtually staged Dining Room



kitchen/Breakfast Room



kitchen/Breakfast Room



Landing

dining space, there is a radiator heated towel ladder, and a door leads to the rear lobby.

REAR LOBBY

4' 5" x 2' 4" (1.37m x 0.73m)

The rear lobby benefits from tiled flooring and a uPVC door offering access to the garden.

FIRST FLOOR LANDING

12' 7" x 5' 10" (3.86m x 1.78m)

The landing is spacious and features a beautiful arched stained-glass window to the side, providing natural light and a charming focal point. A hallway leads to the master bedroom, there is a loft hatch with a pull-down ladder, and doors give access to all bedrooms, the bathroom and a separate WC.

BEDROOM 1

22' 0" x 9' 11" (6.72m x 3.03m)

The master bedroom is accessed via a long hallway with steps down and features windows to both the front and rear elevations. It includes a radiator, a wash hand basin with tiled splashback, and two storage cupboards – one with shelving and one with a hanging rail.

BEDROOM 2

18' 7" x 12' 4" (5.67m x 3.76m)

The second bedroom is a spacious, light-filled room with a south-facing bay window. It features coving, a radiator, and fitted wardrobes with a dressing area, complete with over-bed lighting, creating a comfortable and practical bedroom space.

BEDROOM 3

13' 5" x 11' 8" (4.09m x 3.57m)

The third bedroom is a generous room with a rear-facing bay window, overlooking the rear garden with coving, and a radiator. It also includes a wash hand basin with tiled splashback, a fitted mirror and shelf, wall lighting and over-bed lighting.

BEDROOM 4

10' 2" x 9' 5" (3.12m x 2.88m)

The fourth bedroom features a front-facing window, coving and a radiator, providing a bright and versatile space.

BATHROOM

10' 3" x 8' 2" (3.14m x 2.51m)

The family bathroom, while some may wish to



Bedroom 1



Virtually staged Bedroom 1



Bedroom 2



Virtually staged Bedroom 2

modernise, is well-equipped with partially tiled walls and flooring, a panelled bath, shower cubicle with thermostatic shower, wash hand basin and WC. A rear-facing window provides natural light, and the room also features a radiator and a convenient towel rail. An airing cupboard offers ideal storage for linen and towels and houses the hot water tank.

WC

5' 5" x 3' 2" (1.67m x 0.98m)

A separate WC provides an additional convenience, featuring partially tiled walls, vinyl flooring, and a side-facing window for natural 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 wooden glazing throughout.

GARAGE

20' 2" x 10' 6" (6.15m x 3.22m)

The garage features an up-and-over door, connected lighting, and a side window. An additional section at the

rear provides extra storage for garden tools and includes a window and door leading onto the rear garden.

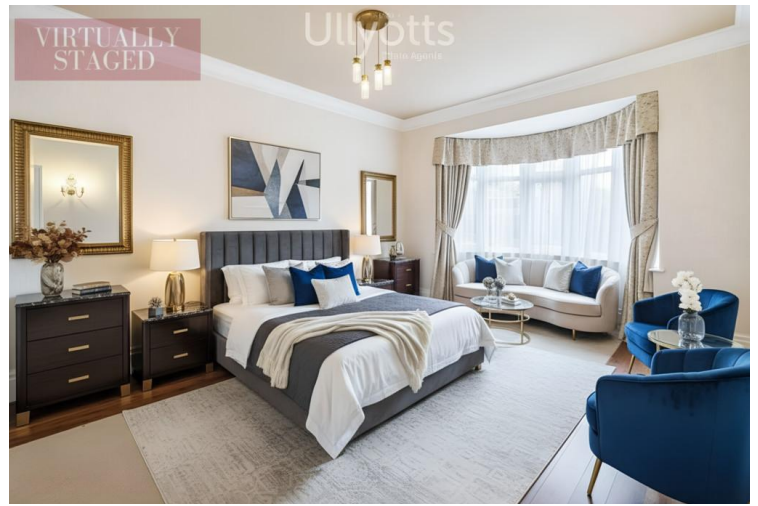
OUTSIDE

The front of the property features a spacious, paved in-and-out driveway with two entrances, providing effortless vehicle access, ample off-street parking and convenient entry to the garage. A low brick wall, highlighted by decorative pillars, defines the boundary while adding character. A small planted area with shrubs and flowering plants enhances the curb appeal, and the frontage offers a clear view of the property's impressive façade.

To the rear lies a spacious, enclosed, and private garden, defined by fenced boundaries and bordered with shrubs and trees, creating a secluded retreat. A raised area runs along the edge of the property, with steps and a separate ramp leading down to a generous lawned space. An outbuilding, which would benefit from some attention, offers potential as a potting shed or additional garden storage.



Bedroom 3



Virtually staged Bedroom 3



Bedroom 4



Bathroom

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - RATED E

ENERGY PERFORMANCE CERTIFICATE -RATED D

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
Option 1

Regulated by RICS



WC



Garden

Ulllyotts
Estate Agents



The digitally calculated floor area is 180 sq m (1,938 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
217.6 m²
2344 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



10 Kingston Crescent

Hilderthorpe

BRIDLINGTON

Old Town

County Farm

Orange Farm

Hill Field

Sewerby

Medical Care

North Sands

West Hill

Marine Wood

Bessingby Beach

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!

▪ Est. 1891 ▪
Ulllyotts
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