



**Kingsgate, Bridlington**

YO15 3NQ

**Offers Over £650,000**





# 99 Kingsgate, Bridlington

## DESCRIPTION

Hunters Exclusive are proud to present this substantial six bedroom detached residence on Kingsgate, one of Bridlington's most sought-after locations. There is ample parking and a triple tandem garage. Built in the 1920s and cherished by the same family for over 50 years, this impressive home combines timeless character with modern living and occupies an expansive plot offering exceptional potential.

Set back from the road, the property immediately impresses with its curb appeal and attractive period façade. Stepping inside, you are welcomed by a grand entrance hall featuring beautiful panelling, original detailing, and a charming bay window seating area. The ground floor offers three spacious reception rooms — two with elegant bay windows and feature fireplaces housing log burners — while the third enjoys a dual aspect with patio doors opening onto the garden, creating an inviting space ideal for entertaining or family living.

At the heart of the home is a stunning open-plan kitchen and casual lounge area, thoughtfully modernised throughout. The sleek kitchen boasts a range of integrated appliances including twin ovens, microwave, fridge and hob. There is ample seating, a breakfast bar, another log burner, utility space and downstairs w/c.

Upstairs, a spacious landing leads to six well-proportioned bedrooms. The master bedroom enjoys dual aspect bay windows offering views over both the front and rear gardens. Each bedroom is light, airy, and beautifully presented, providing plenty of space for a growing family. The home is complemented by two bathrooms — one recently upgraded family bathroom featuring a freestanding bath, walk-in shower, and double sinks, alongside a second modern three-piece suite.

Outside, the home continues to impress. The substantial rear garden offers a large lawn, patio area, and a separate outbuilding currently used as an entertainment space — perfect for summer gatherings or flexible use as a home office.

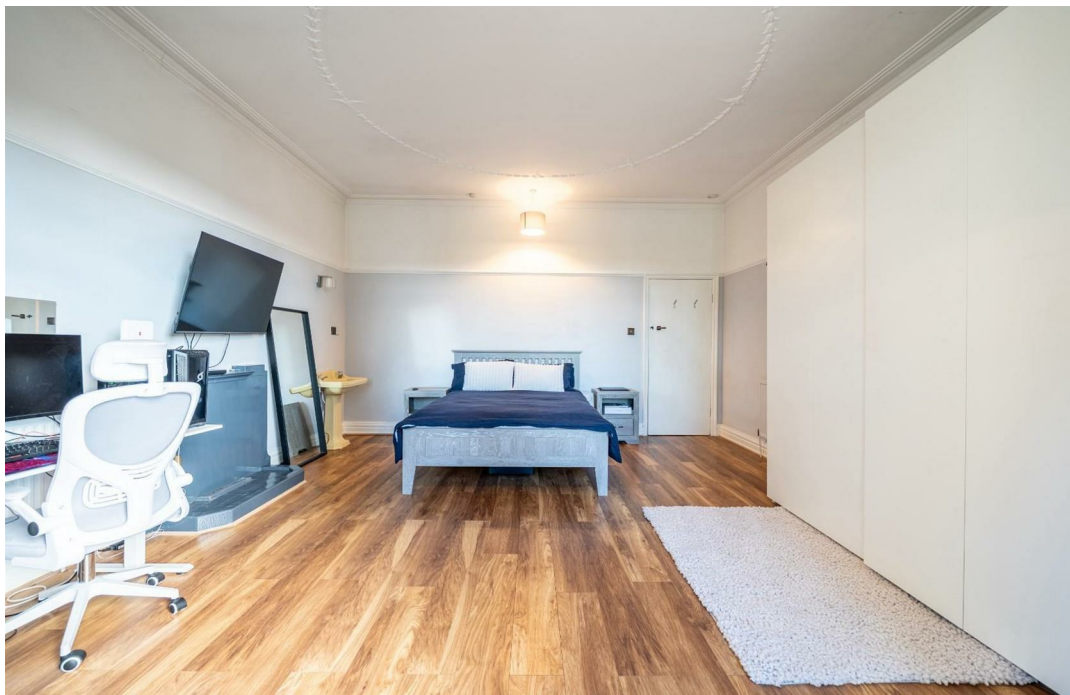




# ROOMS













Ground Floor



Floor 1

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Approximate total area<sup>m</sup>

3569 ft<sup>2</sup>

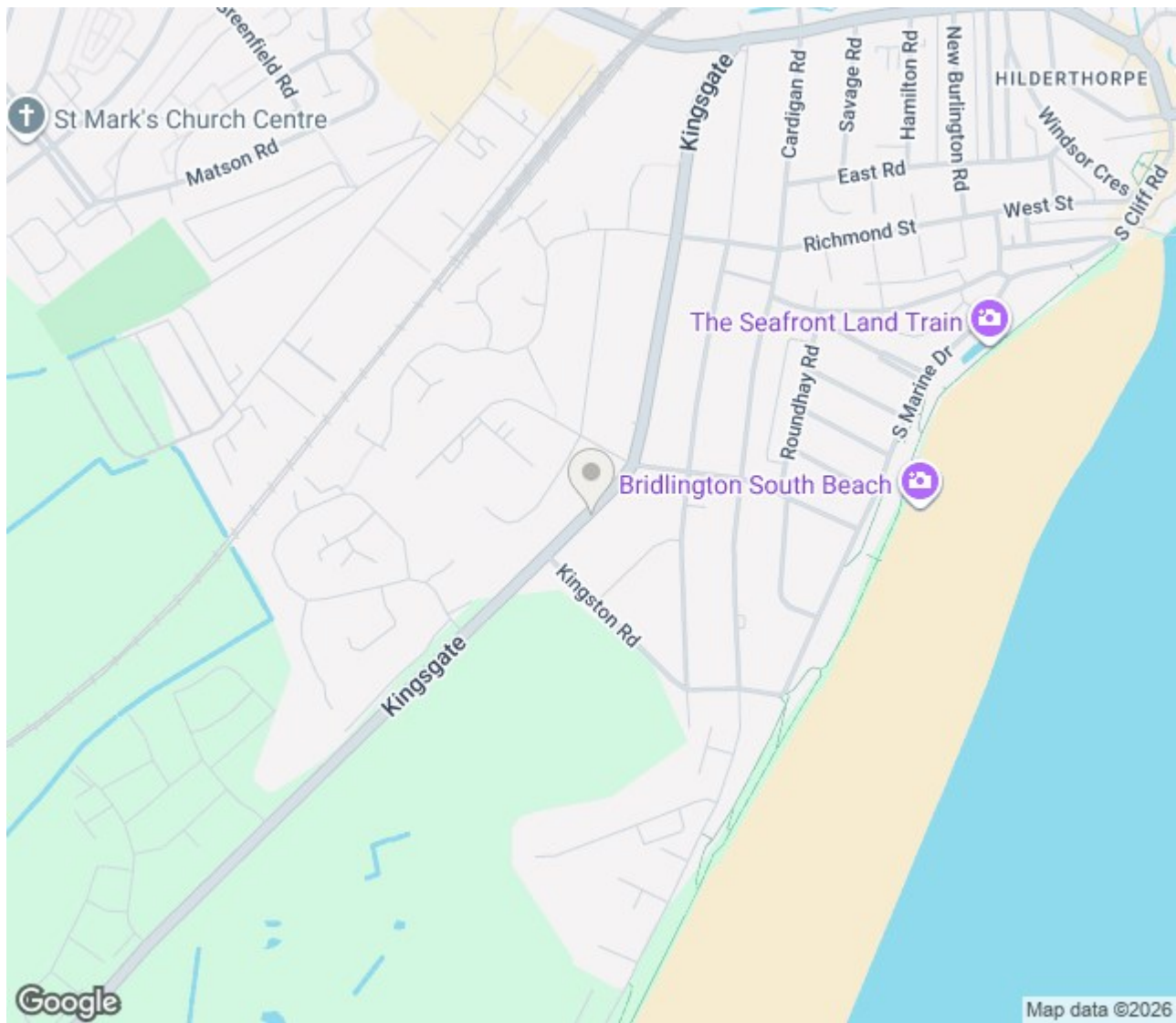
331.8 m<sup>2</sup>

(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.

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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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