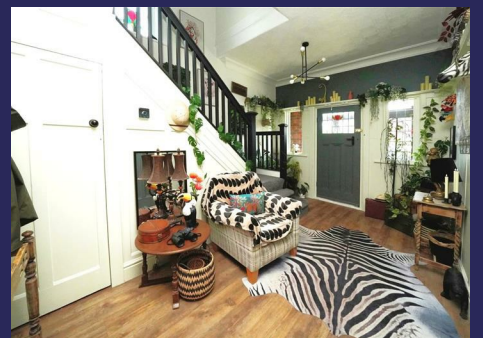


# Whitakers

Estate Agents



## 40 Kingsgate, Bridlington, YO15 3PL

**£340,000**

A deceptively spacious four bedroomed semi detached house located in the much sought after south side of Bridlington close to the seafront. Within walking distance of the beach, Belvedere golf course and with easy access to the A165 (the main Bridlington to Beverley/Hull road). An ideal family home.

The property comprises: Ground floor: spacious hall, lounge, sitting room, dining room, kitchen, utility and cloakroom. First floor: spacious landing, four double bedrooms and bathroom. Exterior: enclosed gardens, private driveway with ample parking and garage.

Viewings highly advised to appreciate the immaculate accommodation on offer.



## Accommodation Comprises

### Entrance Porch

UPVC double glazed sliding door and windows.

Leads to:

Entrance Reception 15'4" x 10'4" max (4.68 x 3.16 max)



Period style entrance door, under stairs storage cupboard, gas central heating radiator, coved ceiling, plate rack and staircase off.

Lounge 17'0" x 14'3" max (5.20 x 4.36 max)



UPVC triple glazed bay window, full sized window seat, gas central heating radiator, feature fireplace, coved ceiling and a picture rail.

Sitting Room 18'0" x 13'1" max (5.50 x 4.00 max)



UPVC double glazed patio doors leading to the gardens, gas central heating radiator, feature fireplace, laminate flooring, coved ceiling and a picture rail.

Dining Room 14'11" x 11'11" max (4.56 x 3.64 max)



UPVC double glazed bay window, gas central heating radiator, feature fireplace, double storage cupboard housing the gas central heating boiler.

Kitchen 11'4" x 9'0" max (3.46 x 2.75 max)



Two UPVC double glazed windows, gas central radiator, fitted with a range of base, wall and drawer units with fitted work surfaces, single drainer sink unit, built under oven and a coved ceiling.



Utility Room 11'5" x 6'6" max (3.50 x 2.00 max)  
UPVC double glazed windows, rear entrance door, gas central heating radiator, fitted base units with fitted work surfaces, plumbing for an automatic washing machine and a large store room.

Cloakroom  
UPVC double glazed window and a low flush WC.

Galleried Landing



Stained glass double glazed window, gas central heating radiator, coved ceiling and a picture rail.

Bedroom One 14'3" x 14'0" max (4.36 x 4.27 max)



Large UPVC double glazed window to the rear aspect, gas central heating radiator, coved ceiling, picture rail and a feature fireplace with an open grate.

Bedroom Two 14'11" x 13'1" max (4.56 x 4.00 max)



Large UPVC triple glazed window to the front elevation, gas central heating radiator, coved ceiling, picture rail and a feature fireplace.

Bedroom Three 11'6" x 10'7" max (3.51 x 3.23 max)



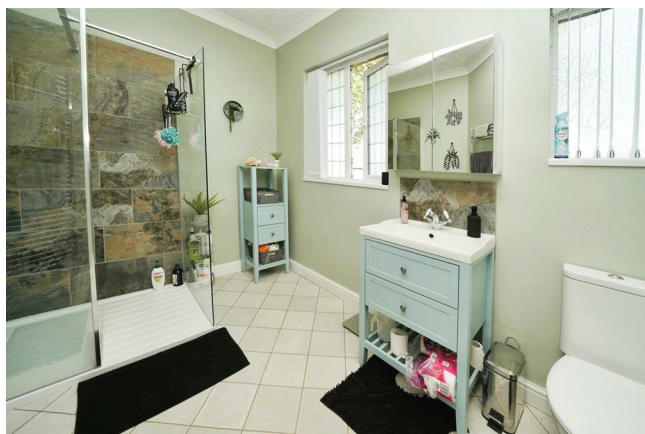
Large UPVC double glazed window to the rear aspect, gas central heating radiator, coved ceiling and a picture rail.

Bedroom Four 10'6" x 8'10" max (3.22 x 2.70 max)



Large triple glazed window to the front, gas central heating radiator, coved ceiling, picture rail and down lighters.

#### Bathroom



Two double glazed windows to the side elevation, towel rail central heating radiator, fitted with a large walk in shower, vanity wash stand and a low flush WC, coved ceiling and down lighters.

#### Garden



The property is situated on a great sized plot with gardens to three sides.

#### Garage

Single garage with a double width driveway.

#### Tenure

The property is freehold.

#### Council Tax Band

Council Tax Band D.

#### Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 17 Mbps / Superfast 80Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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#### Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



# Floor Plan



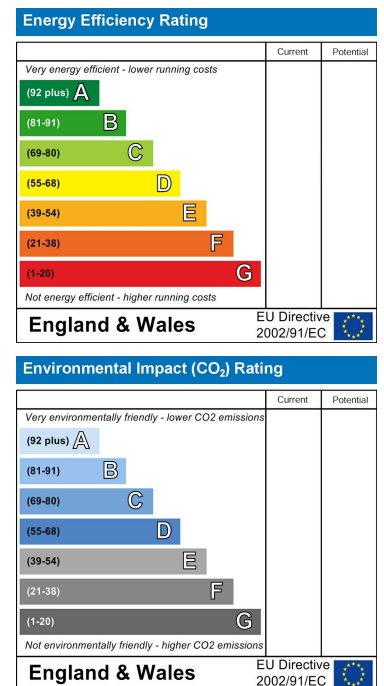
Total area: approx. 166.0 sq. metres (1786.3 sq. feet)

Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.