



54 Kingsgate, Bridlington, YO15 3PL

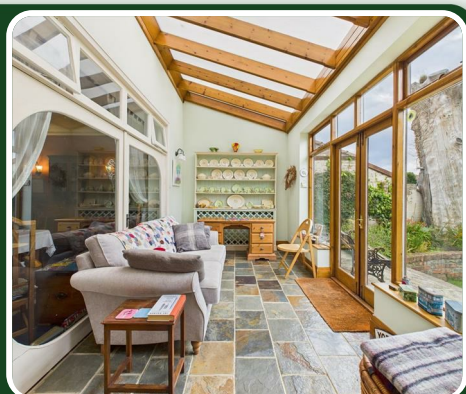
Price Guide £450,000



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Welcome to the highly sought-after area of Kingsgate, Bridlington, this commanding and spacious detached house is a true gem for families seeking comfort and style. Boasting five generously sized bedrooms, this property offers ample space for family living and entertaining. The three reception rooms provide versatile areas that can be tailored to your needs, whether for cosy family gatherings or more formal occasions.

The house is rich in traditional charm, featuring many period details that add character and warmth to the home. The large west facing rear garden is a delightful outdoor space, perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air during the warmer months.

Conveniently located within walking distance to local schools, shops, the south beach and Belvedere Golf Course. This property is ideal for those who appreciate coastal living and outdoor activities. Additionally, the easy access to the A165 ensures that you are well-connected to Beverley and Hull, making commuting a breeze.

With parking available for three vehicles, this home not only meets the needs of a growing family but also offers the convenience of modern living. This property truly represents an ideal family home, combining space, character, and a prime location. Don't miss the opportunity to make this charming house your new home.

Entrance:

Arched doorway into spacious inner hall, parquet flooring, alarm system, built in storage cupboard, deep understairs storage cupboard and central heating radiator.

Wc:

5'5" x 2'5" (1.66m x 0.74m)

Wc, wash hand basin, part wall tiled, floor tiled and timber framed window.

Lounge:

18'5" x 13'0" (5.63m x 3.97m)

A spacious front facing room, fireplace with brick inset and wood surround. Wood flooring, timber framed bay window, central heating radiator and double doors into the dining room.

Dining room:

15'9" x 13'8" (4.81m x 4.19m)

A spacious rear facing room, fireplace with tiled inset and wood surround. Three central heating radiators and double doors into the garden room.

Garden room:

15'6" x 8'0" (4.73m x 2.45m)

Over looking the garden, radiator with built in radiator cover and dresser above, slate floor, double doors.

Kitchen/diner:

17'10" x 10'10" (5.46m x 3.31m)

Fitted with a range of bespoke base and wall units, solid wood worktops, composite one and a half sink unit and freestanding Range cooker dual fuel with extractor over. Part wall tiled, slate floor, plumbing for an American fridge/freezer and dishwasher. Inset log burning stove, original built in storage cupboards, central heating radiator, stable door to the side passage and door into the garage.

Archway into a sitting/office area.

Sitting/office area:

Over looking the garden, built in shelves and desk. Slate floor, timber framed window, three velux windows and central heating radiator.

First floor:

A spacious landing.

Bedroom:

18'3" x 12'10" (5.58m x 3.93m)

A spacious front facing double room, built in wardrobes, shelves, desk and cupboards. Timber framed bay window and central heating radiator.

Bedroom:

15'6" x 13'9" (4.74m x 4.20m)

A rear facing double room, wash hand basin with vanity unit, built in shelves and cupboards. Stripped floor boards, timber framed window and central heating radiator.

Bedroom:

12'10" x 11'8" (3.92m x 3.56m)

A front facing double room, timber framed bow window and central heating radiator.

Bedroom:

10'8" x 10'10" (3.26m x 3.31m)

A rear facing double room, built in wardrobes, wash hand basin with vanity unit, timber framed window and central heating radiator.

Bedroom:

8'9" x 7'8" (2.69m x 2.34m)

A front facing single room, built in corner desk with shelving above, timber framed window and central heating radiator.

Bathroom:

10'10" x 6'9" (3.31m x 2.07m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, shaver socket, built in storage cupboard housing gas combi boiler, timber framed window and central heating radiator.

Shower room:

8'5" x 3'11" (2.58m x 1.20m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, timber framed window and chrome towel rail.

Exterior:

To the front of the property is ample private parking for 3 cars. Car charging point.

To the side elevation is gated access to a covered passageway leading to the rear garden and wc with wash hand basin.

Garden:

To the rear of the property is a West facing, large private garden. Paved patios, lawn, a variety of trees, shrubs and bushes. A timber built summer house with power and lighting.

Garage:

14'3" x 12'11" (4.36m x 3.95m)

Bi folding doors, power, lighting, inspection pit, circular opaque window, utility area with wall cupboards and plumbing for washing machine.

Notes:

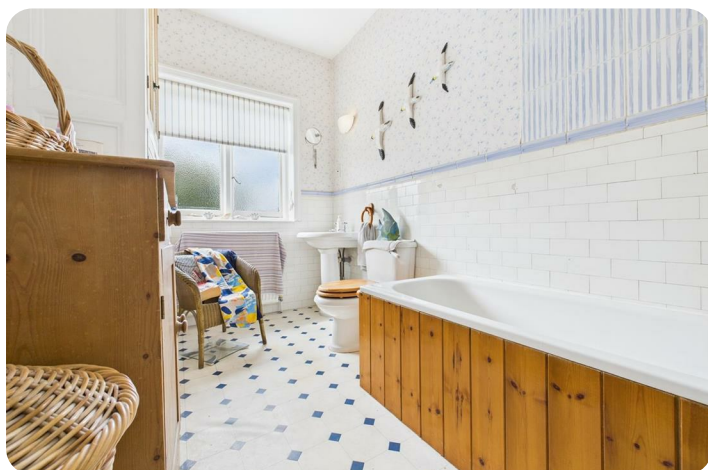
Council tax band: E

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

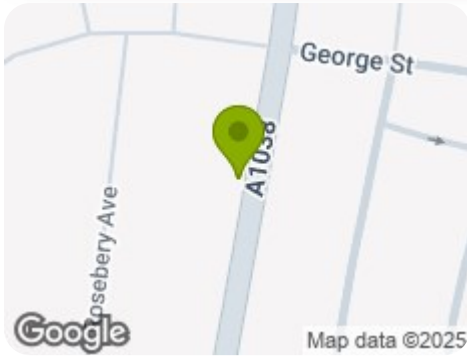
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



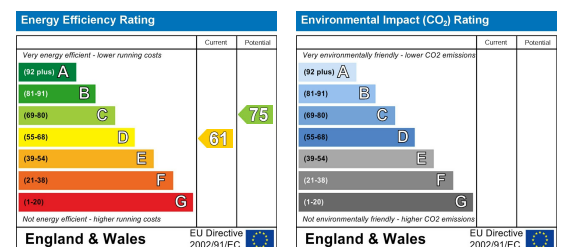
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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