



8 Kingston Crescent  
Bridlington

YO15 3NL

ASKING PRICE OF

**£315,000**

3 Bedroom Semi-Detached House



Rear Garden



3



2



1



Garage, Off  
Road Parking



Gas Central Heating

## 8 Kingston Crescent, Bridlington, YO15 3NL

This beautifully presented traditional three-bedroom semi-detached home combines timeless charm with modern comfort. Immaculately maintained throughout, it features a stunning hallway, spacious living areas, and a delightful private garden. With ample off-street parking and a garage, this property offers both elegance and practicality in a highly desirable setting.

The Kingsgate area is to the south of the town centre and is a desirable and convenient location, 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 charming coastal town in East Yorkshire, known for its beautiful sandy beaches, historic harbour and vibrant seafront. It offers a mix of traditional seaside attractions, independent shops, and fresh seafood outlets. The town boasts a rich heritage, with landmarks like Bridlington Priory and Sewerby Hall, as well as scenic walking trails along the stunning Flamborough Head cliffs. With excellent transport links and a welcoming community, Bridlington is a delightful place to call home.



Entrance Hall



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

13' 2" x 10' 11" (4.03m x 3.34m)

A spacious hallway showcases the original wooden flooring, adding timeless character and warmth. Decorative coving frames the high ceiling, enhancing the home's period charm, while a side window invites natural light to softly illuminate the space. A staircase rises to the upper floor and beneath the stairs, a cleverly utilised storage cupboard-currently serving as a pantry-offers practical additional space for the kitchen.

### LOUNGE

16' 8" x 12' 8" (5.10m x 3.87m)

The grand lounge offers a warm and inviting atmosphere, centred around a gas fire with a stunning marble surround that adds a touch of luxury. Large bay windows overlook the beautiful rear garden, filling the room with natural light and offering picturesque views. Decorative coving enhances the sense of character and charm, making this an ideal space for both relaxing and entertaining.

### DINING ROOM

15' 9" x 12' 10" (4.82m x 3.93m)

Currently used as a dining area, this elegant front room offers the flexibility to serve as a second sitting room if desired. A beautiful bay window overlooks the front of the property, filling the space with natural light. Period features include decorative coving, wall lights set into the alcoves, and the original wooden flooring, adding charm and character. A gas fire and radiator provide warmth, making this a comfortable and inviting space year-round.

### KITCHEN

11' 2" x 9' 5" (3.41m x 2.89m)

The spacious kitchen enjoys beautiful views over the rear garden, enhanced by two large windows that flood the room with natural light. It features a gas hob with electric oven, integrated dishwasher and under counter fridge and freezer, and ample under- and over-counter storage. Laminate worktops provide generous preparation space, while the pot mixer sink is perfectly positioned to take in the garden views. Finished with tiled walls and durable tiled flooring, this kitchen is both practical and inviting-ideal for everyday living and entertaining.



Kitchen



wc



wc



Landing

Leading from the kitchen is a covered outdoor area, providing access to a separate utility room with plumbing for a washing machine and dryer, as well as internal access to the garage

### DOWNSTAIRS WC

6' 6" x 2' 7" (2.00m x 0.81m)

The downstairs WC is well-appointed with tiled walls and flooring for a modern finish. It features a WC, a vanity unit with an integrated hand basin, and an electric heater for added comfort. A front-facing window provides natural light and ventilation, enhancing the practicality of the space.

### LANDING

7' 8" x 5' 4" (2.36m x 1.63m)

A spacious upstairs landing featuring a large side-facing window that floods the area with natural light, a radiator for comfort, and ample space for a cosy seating area at the top of the stairs.

### BEDROOM 1

14' 0" x 9' 8" (4.27m x 2.99m)

A well-proportioned room featuring fitted wardrobes and a matching dresser, offering plenty of stylish storage. A radiator ensures year-round comfort. Decorative coving adds a touch of elegance, while a rear-facing window provides lovely views over the garden, creating a peaceful and relaxing retreat.

### BEDROOM 2

12' 11" x 10' 9" (3.95m x 3.30m)

This bedroom features fitted wardrobes, including a matching dresser, offering ample storage with a cohesive design. Front-facing windows with fitted shutters allow for plenty of natural light, while a radiator ensures year-round comfort. Decorative coving adds a refined touch to the space.

### BEDROOM 3 / CRAFT ROOM

11' 0" x 8' 3" (3.37m x 2.53m)

Bedroom Three is currently used as a craft room, offering a versatile space that can easily serve as a bedroom, office, or hobby area. A front-facing window brings in natural light, while a radiator provides comfort. Decorative coving adds a subtle touch of character.



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2

## BATHROOM

9' 6" x 8' 7" (2.90m x 2.63m)

This spacious bathroom is both functional and well-appointed, featuring a full-length, floor-to-ceiling storage cupboard with sliding mirrored doors-also housing the boiler for added convenience. The room includes a large shower cubicle with a power shower, a separate bath with a handheld shower attachment, and a classic pedestal sink. Two side-facing windows allow for excellent natural light, while the radiator ensures warmth and comfort. The vinyl-effect wooden flooring adds a contemporary touch, complementing the room's practical layout.

## 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 double glazing.

## PARKING/GARAGE

15' 11" x 9' 11" (4.87m x 3.03m)

The property benefits from an integral garage, offering secure internal parking or additional storage. Externally, a generously sized paved driveway provides off-street parking for multiple vehicles, with secure iron gates at the entrance enhancing both privacy and kerb appeal.

## OUTSIDE

To the rear the property boasts a stunning, large private garden-a true outdoor haven. Mature trees border the space, creating a beautifully secluded and peaceful setting. A spacious patio area sits just outside the rear door, perfect for al fresco dining or morning coffee, and leads seamlessly onto a generous lawn. Throughout the garden, a variety of thoughtfully placed seating areas offer perfect spots to relax and enjoy the sun during the warmer months. At the far end of the garden, a charming summer house adds both functionality and character-ideal for a studio, retreat, or entertaining space. This garden is a true highlight of the home, combining space, privacy, and versatility.

Shed and Greenhouse are included in the sale.



Bedroom 3



Bathroom



Bathroom



Garage



Seating Area



Summer House



Rear Elevation

The stated EPC floor area, (which may exclude conservatories),  
is approximately 137 m<sup>2</sup> (1474 ft<sup>2</sup>)



### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND - D

### ENERGY PERFORMANCE CERTIFICATE - AWAITED

### TENURE

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

### 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 Ulyyotts 01262 401401 Option 1

Regulated by RICS

### FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.



# 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.*

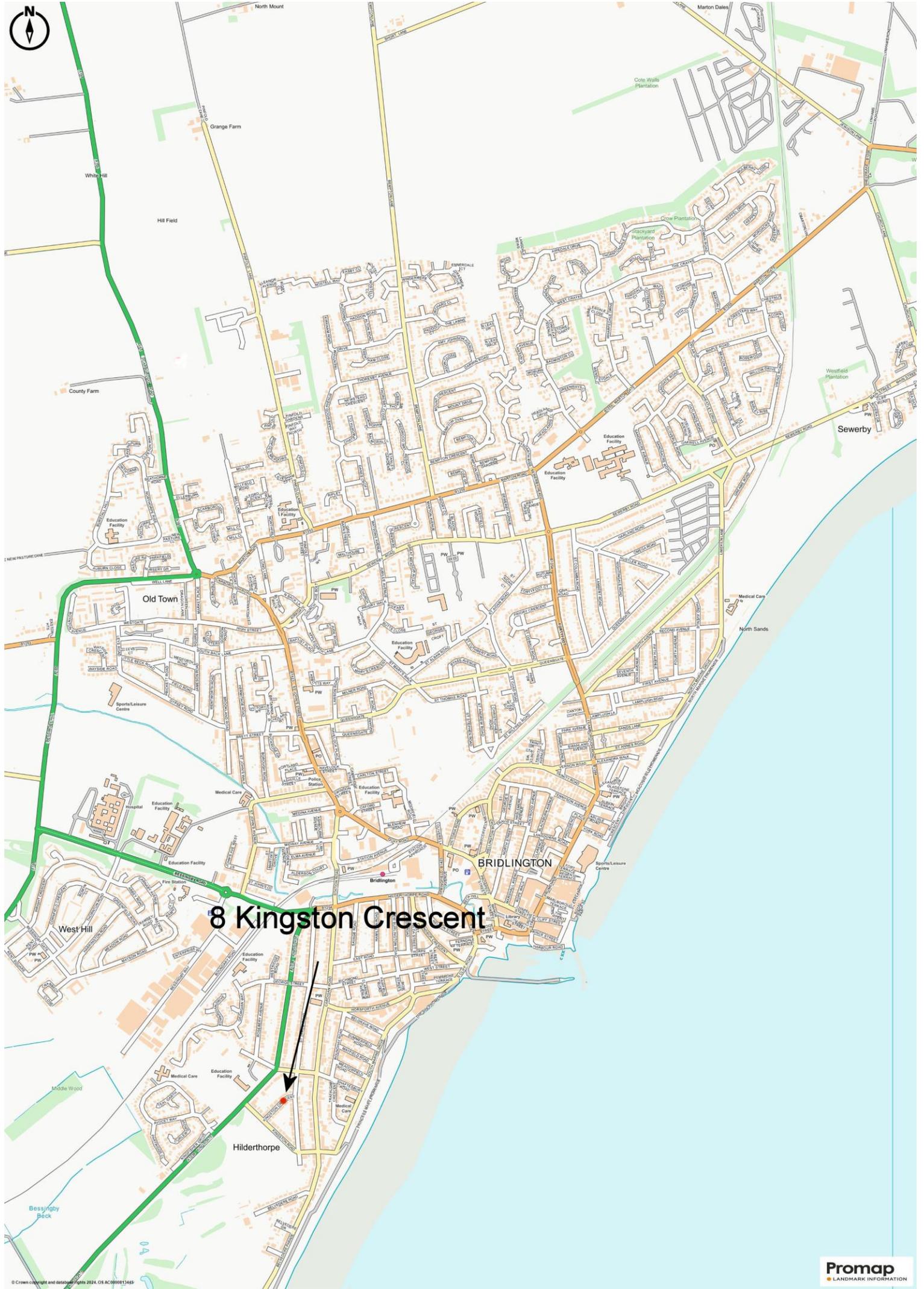
*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*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!*



**8 Kingston Crescent**

# ■ Ulllyotts ■

EST 1891



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