



3 Kingston Road
Bridlington

YO15 3NF

ASKING PRICE OF

£550,000

4 Bedroom Detached House



Front Elevation



4



2



1



Double
Garage



Gas Central Heating

3 Kingston Road, Bridlington, YO15 3NF

This prestigious four-bedroom detached home on the sought-after Kingston Road offers an exceptional standard of living, beautifully presented and thoughtfully enhanced by its current owners. Enjoying an enviable position overlooking the golf course, the property boasts generous and versatile accommodation throughout, including an impressive entrance hall, elegant lounge, formal dining room or additional sitting room, sunroom, and a spacious, well-appointed kitchen. With four double bedrooms, a stylish family bathroom, downstairs WC, and superb outdoor space featuring immaculate front and rear gardens, this property is perfectly designed for modern family life. A double tandem garage and ample off-road parking complete this outstanding home, making it a rare opportunity in such a desirable location.

The property is situated on Kingston Road, which is just off Kingsgate and has fabulous views over the Belvedere golf course, with a short walk bringing you to the south side seafront. 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 welcoming seaside town on the East Yorkshire coast, offering the perfect blend of family-friendly fun and coastal beauty. Its award-winning sandy beaches, bustling promenade and classic seaside attractions create a vibrant atmosphere year-round. Families can enjoy boat trips from the historic harbour, a modern leisure centre, and a choice of shops, cafés and restaurants. Sewerby Hall and Gardens, Bridlington Spa and the dramatic cliffs of Flamborough Head provide unforgettable days out. Bridlington is not only a wonderful place to visit but an exceptional place to call home.



Entrance



Entrance Hall



Lounge



Fireplace

Accommodation

ENTRANCE PORCH

5' 0" x 3' 1" (1.54m x 0.96m)

Entrance to the property is through a charming wooden door that opens into a welcoming porch, finished with coconut matting, panelled walls, coving and a traditional plate rack. A further glazed door leads into the spacious main entrance hall, setting the tone for the features throughout the home.

ENTRANCE HALL

15' 1" x 10' 8" (4.60m x 3.27m)

The entrance hall is a truly impressive space, featuring elegant half-height wall panelling, a traditional plate rack, coving and a front window fitted with shutters, beneath which the current owners have created a home-office nook. Doors lead through to the lounge and sunroom. A grand archway opens to the staircase rising to the first floor, and a useful storage cupboard with hanging rail provides practical convenience. Further doors open to the dining room, kitchen and downstairs WC. Beautiful parquet flooring runs throughout the hall, complemented by the soft glow of natural light that pours in through a striking stained-glass side window.

LOUNGE

18' 0" x 14' 10" (5.49m x 4.53m)

The lounge is a beautifully appointed space, featuring a charming box-bay window to the front elevation with fitted shutters, perfectly framing views over the golf course. Engineered oak flooring adds warmth and character, complemented by a radiator, coving and a central chandelier point. A striking stone fire surround with slate hearth and a log burner creates an inviting focal point.

DINING ROOM

14' 10" x 13' 9" (4.53m x 4.20m)

The second reception room is a versatile space, ideal as a formal dining room or, as arranged by the current owners, a comfortable second sitting room. It features a side window and an impressive bay window to the rear elevation, offering lovely views over the garden. The room is finished with engineered oak flooring, coving, a central chandelier point and a gas fire with an attractive feature surround.

BREAKFAST KITCHEN

21' 11" x 15' 8" (6.70m x 4.80m)

The kitchen is a stylish space, fitted with a sleek range of white gloss handleless wall, base and drawer units, complete with an inset wine rack and marble-effect worktops with matching



Dining Room



Dining Room



Breakfast Kitchen



Breakfast Kitchen

splashbacks. Tiled flooring and kickboard lighting add a sophisticated finish, complemented by inset spotlights and a feature three- light pendant above the casual breakfast bar on the central island. The island also houses the 1½ composite sink with drainer and mixer tap, perfectly positioned to enjoy views across the garden through the impressive floor- to- ceiling windows and sliding rear door. There is ample space for appliances including a washing machine, dryer and range oven, alongside integrated features such as a fridge- freezer, dishwasher, microwave and extractor fan. Two radiators provide warmth, and a door offers convenient internal access to the garage.

SUNROOM

10' 10" x 8' 0" (3.32m x 2.44m)

A delightful southerly facing sunroom sits to the side of the property, constructed in a combination of brick and uPVC to create a bright and inviting retreat. With tiled flooring, a uPVC door providing access to the side of the property, and wonderful views across the golf course, it offers the perfect spot to relax and enjoy the sunshine throughout the day.

WC

6' 11" x 1' 9" (2.11m x 0.54m)

The ground- floor WC has a luxurious feel, cleverly designed so that it initially appears to be an understairs cupboard, yet

incorporates discreet built- in storage. The room features tiled flooring, partially tiled walls and a striking feature wallpaper, along with a contemporary vanity wash- hand basin and WC. A window to the side elevation brings in natural light, while inset spotlighting enhances the stylish, high- quality finish.

FIRST FLOOR LANDING

7' 11" x 7' 6" (2.42m x 2.29m)

The first- floor landing is generously sized and features a fitted storage cupboard, providing practical convenience. From here, there is access to all rooms.

BEDROOM 1

14' 11" x 14' 9" (4.55m x 4.51m)

The master bedroom is a generous and beautifully light room, featuring windows to both the front and side elevations that offer wonderful views across the golf course. Finished with coving, a central chandelier point and a radiator.

BEDROOM 2

14' 11" x 13' 10" (4.55m x 4.24m)

The second bedroom is a bright space featuring windows to both the front and rear elevations that allow natural light to flow in. Finished with coving, a central chandelier point and a radiator.



Breakfast Kitchen



Breakfast Kitchen



Sunroom



WC

BEDROOM 3

14' 7" x 12' 4" (4.46m x 3.78m)

The third bedroom features windows to the side and rear elevations overlooking the rear garden along with a fitted storage cupboard. Finished with coving and a radiator.

BEDROOM 4

10' 11" x 9' 8" (3.33m x 2.97m)

The fourth bedroom is also a comfortable double, featuring a window to the front elevation along with coving and a radiator. It offers a bright and versatile space ideal for family, guests or home working.

BATHROOM

10' 5" x 9' 4" (3.18m x 2.86m)

The family bathroom is beautifully appointed, featuring two windows to the side elevation that fill the space with natural light. Finished with tiled walls and flooring, it includes a radiator, WC, a stylish double vanity wash- hand basin and a large shower tray with glass screen and a double- head thermostatic shower. A freestanding bath adds a luxurious focal point, while inset spotlighting and an extractor fan complete this impressive and thoughtfully designed room. Loft access with a pull- down ladder.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

41' 8" x 14' 4" (12.72m x 4.38m)

The double tandem garage provides excellent space for both parking and storage, featuring a roller- shutter door to the front elevation along with power and lighting. A window and uPVC side door offer additional natural light and easy access. The garage also houses the wall- mounted gas central- heating boiler, with fitted base units and a stainless- steel sink and drainer for added convenience. There is further space and plumbing for an additional washing machine, making this a highly functional and versatile area.

Off- street parking is also available to the front of the garage, providing additional convenience for residents and visitors.



Landing



Bedroom 1



Bedroom 1



Bedroom 1 View

OUTSIDE

To the front, the property sits back from the road behind a low- level brick wall with gated access leading to a pathway to the main entrance. Neatly maintained lawns lie behind the wall, complemented by a well- kept ornamental tree, while an open driveway provides convenient off- road parking. A side gate offers access to the rear and side of the property.

The rear garden is a beautifully presented, a low- maintenance space ideal for entertaining, featuring a generous paved patio with ample room for outdoor dining and seating. This leads onto a well-kept lawn bordered by fencing.

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 - 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



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

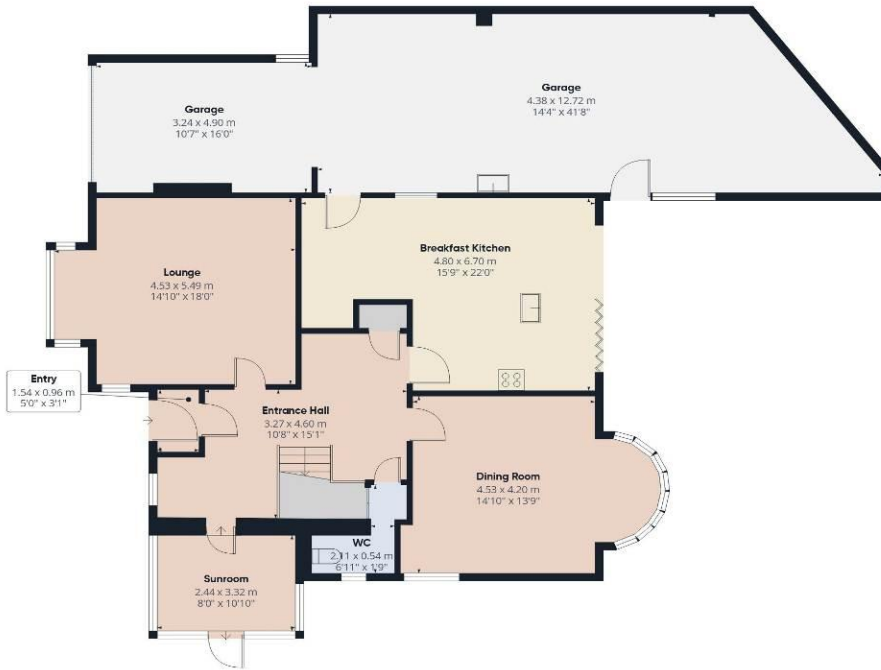


Paved Area



Garden

The digitally calculated floor area is 192 sq m (2,067 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

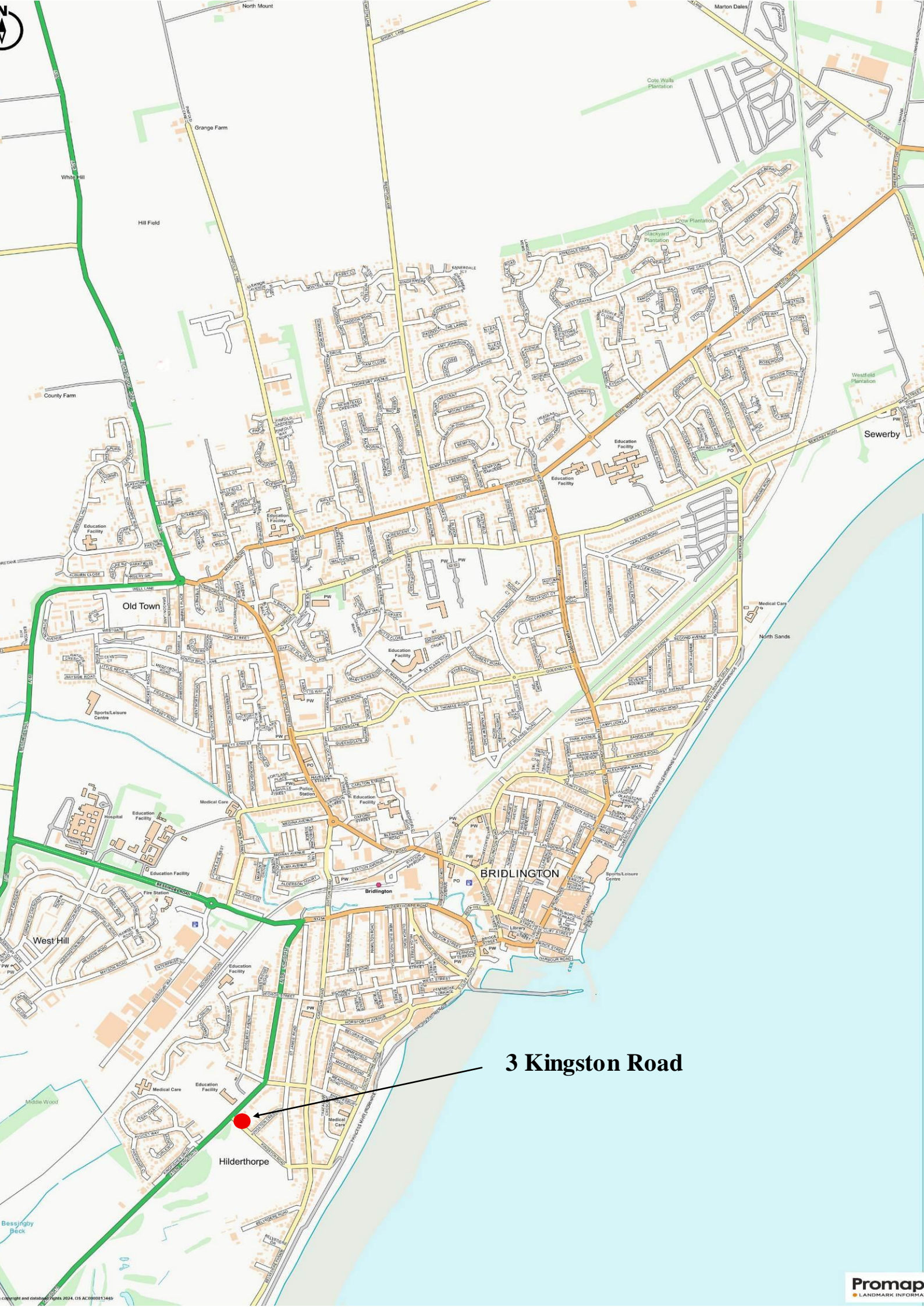


Floor 0



Floor 1





3 Kingston Road

Hilderthorpe

Old Town

BRIDLINGTON

West Hill

Sewerby

North Sands

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