



69 Kingsgate  
Bridlington

YO15 3PJ

GUIDE PRICE

£340,000

4 Bedroom Detached House



Garden



4



2



2



Garage, Off  
Road Parking



Gas Central Heating

## 69 Kingsgate, Bridlington, YO15 3PJ

Situated on the well-regarded Kingsgate, this spacious four-bedroom detached family home offers excellent potential for those looking to create their ideal home. The accommodation comprises a generous lounge, separate dining room, dining kitchen, utility room and downstairs WC, while upstairs there are four bedrooms, including a master bedroom with en-suite and a family bathroom. Benefiting from an integral garage, ample off-road parking and a large east-facing rear garden, this is a fantastic opportunity for buyers seeking a home they can put their own stamp on in a sought-after location.

The property is situated on Kingsgate, with only a short walk 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 Hall



Lounge



Dining Room



Breakfast Kitchen

## Accommodation

### ENTRANCE HALL

13' 10" x 7' 3" (4.23m x 2.23m)

The property is entered via a glazed uPVC front door leading into the welcoming entrance hall, featuring parquet flooring, a radiator, useful under-stairs storage cupboard, staircase rising to the first floor, and doors providing access to all ground floor rooms.

### LOUNGE

17' 11" x 12' 4" (5.48m x 3.76m)

The lounge is situated to the rear of the property and enjoys pleasant views over the attractive rear garden through a box bay window and French doors, which also provide direct access outside. The room features decorative coving, a feature fireplace with gas fire inset, and stylish wall panelling to either side of the chimney breast, creating an attractive focal point.

### DINING ROOM

12' 5" x 12' 4" (3.79m x 3.77m)

The dining room enjoys a bay window to the front elevation, allowing for plenty of natural light. The room is complemented by laminate flooring, decorative coving, a radiator, and a feature fireplace with a gas fire inset, creating an ideal space for formal dining and entertaining.

### BREAKFAST KITCHEN

14' 4" x 10' 11" (4.38m x 3.35m)

The spacious dining kitchen is fitted with a comprehensive range of wall, base, drawer and display units with complementary work surfaces over, tiled splashbacks and tiled flooring. An island provides an ideal space for casual dining, while there is also ample room for a family dining table. A one-and-a-half bowl sink and drainer with mixer tap is positioned beneath a rear-facing window overlooking the garden. Integrated appliances include a double Neff oven, four-ring electric hob with extractor hood over, an integral fridge, with additional space provided for a dishwasher. Further features include a radiator, under-unit lighting and inset spotlights. Doors lead to the integral garage and utility room.

### UTILITY ROOM

9' 10" x 4' 8" (3.02m x 1.43m)

The utility room provides a practical space and benefits from a window to the side elevation and a uPVC door giving direct access to the rear garden. The room features tiled flooring and offers space and plumbing for both a washing machine and tumble dryer. A further door leads through to the ground floor WC.



Utility Room



Landing



Bedroom 1



Ensuite

## WC

5' 9" x 2' 2" (1.77m x 0.68m)

The ground floor WC is fitted with a WC and wash hand basin, and benefits from a window to the side elevation providing natural light and ventilation, along with an extractor fan.

## FIRST FLOOR LANDING

12' 3" x 7' 4" (3.74m x 2.24m)

The first-floor landing provides access to Bedrooms One, Two and Four, and features a loft hatch along with inset display shelving. An arched opening leads to Bedroom Three, the family bathroom and a useful storage cupboard, creating an open and spacious feel to the landing area.

## BEDROOM 1

14' 4" x 11' 11" (4.37m x 3.65m)

The master bedroom enjoys a pleasant outlook over the rear garden through a window to the rear elevation. The room benefits from a fitted wardrobe with adjoining dressing area, radiator and decorative coving, while a door provides access to the en-suite shower room.

## ENSUITE

7' 3" x 6' 3" (2.22m x 1.91m)

The en-suite shower room benefits from a window to the rear elevation, providing natural light and ventilation. It is fitted

with a shower enclosure housing a thermostatic shower, vanity wash hand basin and WC. Complemented by tiled walls and flooring, the room also features a radiator and a fitted illuminated mirror.

## BEDROOM 2

12' 4" x 12' 0" (3.76m x 3.66m)

Bedroom Two is a spacious double room enjoying a bay window to the front elevation, creating a bright west-facing aspect. The room benefits from fitted wardrobes with overhead storage, decorative coving and a radiator, providing ample storage and comfortable accommodation.

## BEDROOM 3

17' 1" x 8' 0" (5.21m x 2.45m)

Accessed via the archway from the landing, Bedroom Three is a bright and airy room benefiting from dual-aspect windows to the front and side elevations. Further features include decorative coving and a radiator.

## BEDROOM 4

7' 7" x 7' 4" (2.32m x 2.24m)

Bedroom Four is a versatile single room with a window to the front elevation and a radiator. Ideal as a child's bedroom, home office or hobby/crafts room, it offers flexibility to suit a variety of needs.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

## BATHROOM

8' 0" x 6' 9" (2.45m x 2.07m)

The family bathroom is fitted with a panelled bath featuring a glass shower screen and electric shower over, together with a wash hand basin and WC. A window to the rear elevation provides natural light and ventilation, while tiled walls and flooring create a practical and stylish finish. Additional features include a radiator, inset spotlights, an extractor fan and a fitted illuminated mirror.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## GARAGE / PARKING

15' 3" x 7' 11" (4.67m x 2.43m)

The integral garage is accessed via an up-and-over door and benefits from power and lighting. It also houses the boiler and features an internal door providing direct access to the kitchen.

To the front of the garage, a paved driveway provides additional off-road parking.

## OUTSIDE

To the front, the property is set back from the pavement behind a low-level wall, with an open driveway leading to the garage and a low-maintenance paved frontage providing an attractive approach.

To the rear, the property enjoys a spacious, private east-facing garden that has been beautifully maintained. The garden features a combination of patio seating areas and a generous lawn, complemented by an array of mature shrubs, plants and trees that provide colour, interest and a pleasant sense of privacy throughout the year.

## 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 - D

## ENERGY PERFORMANCE CERTIFICATE - AWAITED

The digitally calculated floor area is (142.9 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



**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



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