



## Kingfisher Drive, Bridlington, YO15 3NU

- Detached House
- Sun Room
- Garage & Driveway
- Fantastic Family Home
- Four Bedrooms
- Front & Rear Gardens
- Popular South Side Location
- EPC Grade: C

**Asking Price £325,000**

**HUNTERS®**  
HERE TO GET *you* THERE

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Situated in one of Bridlington's most sought-after South Side locations, directly opposite Bridlington Golf Club, this spacious detached family home enjoys an enviable setting within walking distance of the beach and an abundance of picturesque countryside and coastal walks.

Offering well-proportioned accommodation throughout, the property welcomes you via a generous entrance hall leading to a spacious living room, a separate dining room, and a bright sunroom overlooking the rear garden, providing versatile living space perfect for both family life and entertaining. The kitchen is complemented by a useful utility room, whilst a ground floor WC adds further convenience.

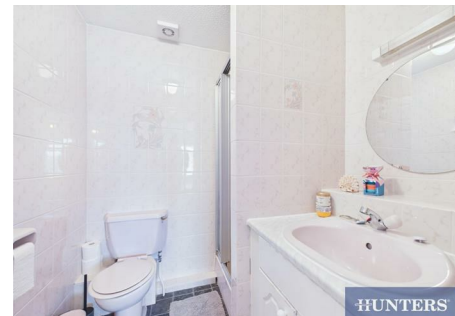


To the first floor, there are four bedrooms, a family bathroom and an ensuite, providing ample space for growing families, guests, or those working from home.

Externally, the property benefits from off-road parking, an integral garage, and well-maintained front and rear gardens, offering plenty of outdoor space to enjoy throughout the year.

Perfectly positioned to take advantage of Bridlington's stunning coastline, local amenities, highly regarded schools, and scenic walking routes, this property presents an excellent opportunity for families seeking a home in a desirable residential setting.

Early viewing is highly recommended to fully appreciate the accommodation, location, and lifestyle on offer.



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## HMRC Disclaimer - Bridlington

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>  
1287 ft<sup>2</sup>  
119.5 m<sup>2</sup>

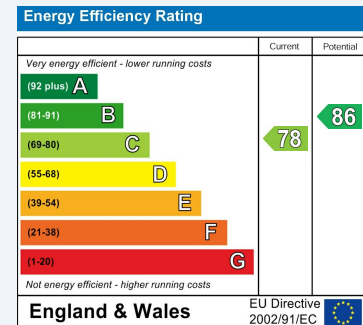
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.