



**Kingsgate, Bridlington**

YO15 3PL

**Asking Price £550,000**



# 74 Kingsgate, Bridlington, YO15 3PL

## DESCRIPTION

Positioned on the highly sought-after South Side of Bridlington in Kingsgate, this impressive detached residence offers spacious and versatile accommodation, beautifully maintained by the current owners and set within a generous, exceptionally cared-for rear garden.

On arrival, the property immediately impresses with its welcoming presence, off-road parking for multiple vehicles, and access to a detached garage and outbuilding currently used as a gym.

Stepping inside, you are greeted by a characterful entrance hall that sets the tone for the rest of the home. At the heart of the home is a modern fitted kitchen, finished in a sleek white design and featuring a central island, ample storage and generous worktop space. There is also space for appliances and a breakfast bar, creating a sociable and practical setting for everyday family life. Flowing directly from the kitchen is a bright and airy sunroom, overlooking the garden.

The main living room is ideal for both entertaining and unwinding, featuring double patio doors that open onto a raised decking area - seamlessly connecting indoor and outdoor living. In addition, the property offers two further reception rooms, both highly versatile and suitable for use as a formal dining room, playroom or office. A downstairs WC completes the ground floor.

To the first floor, a spacious galleried landing leads to five well-proportioned bedrooms. Four of these are generous doubles, offering flexibility for guests and family. The accommodation is served by a modern family bathroom fitted with a four-piece suite.

A true highlight of this home is the beautifully landscaped rear garden. Enclosed and beautifully maintained, it features an abundance of mature planting, including roses and established borders, alongside well-positioned seating areas that capture sunlight throughout the day. The garden offers a peaceful and private outdoor retreat, ideal for entertaining, family use or quiet relaxation.

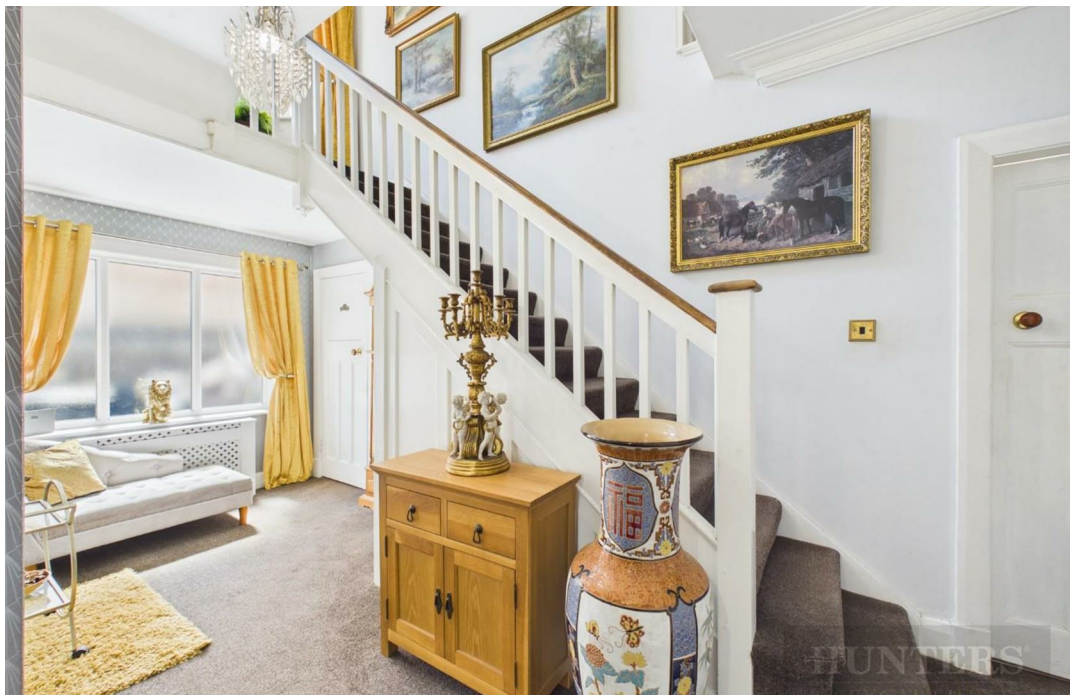
Schedule a viewing today!





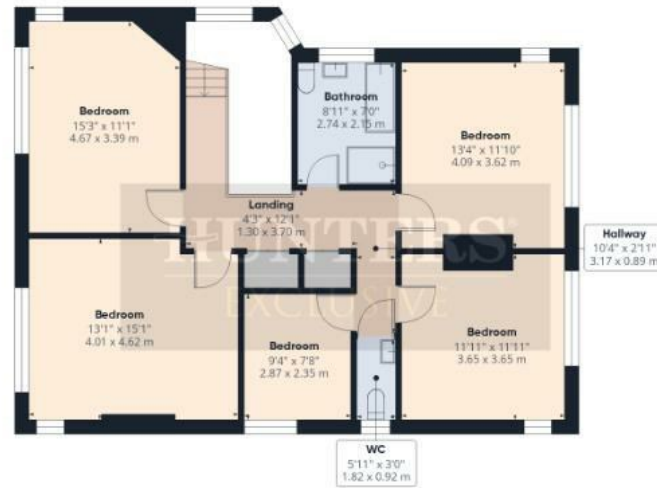
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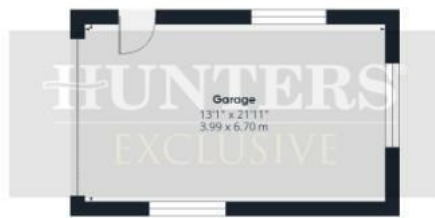




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

2585 ft<sup>2</sup>  
239.9 m<sup>2</sup>

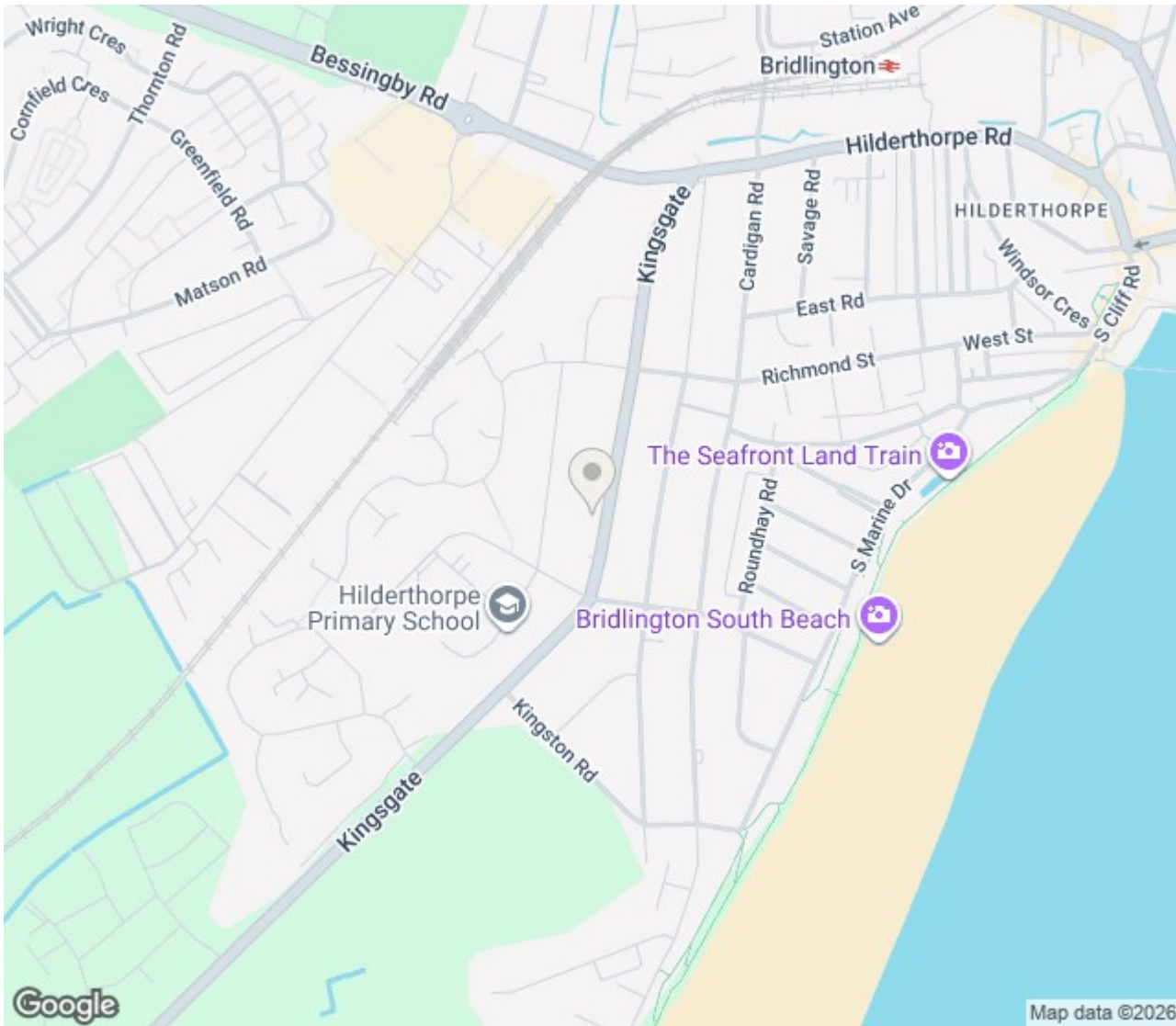
(1) Excluding balconies and terraces

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

GIRAFFE 360

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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

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