



48 Aysgarth Rise, Bridlington, YO16 7HX

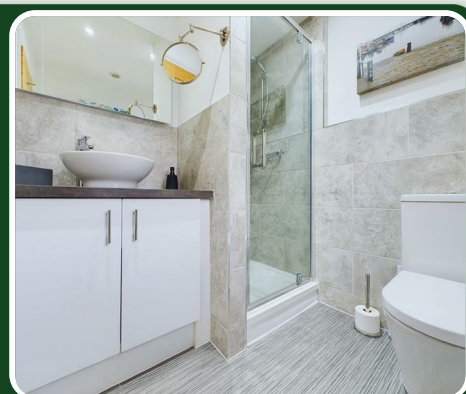
Price Guide £355,000



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Welcome to the desirable Aysgarth Rise area of Bridlington, this stunning four-bedroom detached house offers a perfect blend of comfort and convenience.

The property boasts a spacious layout that is ideal for both family living and entertaining.

Built in 2002, this home features a welcoming reception room that invites you to relax and unwind. The four well-proportioned bedrooms provide ample space for family members or guests, while the two modern bathrooms ensure that morning routines run smoothly. The property is set on a generous plot, allowing for ample parking, complemented by a double garage for added convenience.

The location is particularly appealing, situated just off Martongate, which places you within easy reach of essential amenities. The nearby 'Co-op' supermarket caters to your daily shopping needs, while 'The Friendly Foresters' pub offers a spot for socialising. Families will appreciate the proximity to both primary and secondary schools, making school runs a breeze. Additionally, 'Bridlington North Library' and various local parks are just a stone's throw away.

Currently operating as a successful holiday let, this property presents an excellent investment opportunity. However, it is equally suited to those seeking a permanent family home, offering a comfortable and inviting environment for everyday living. With its prime location and spacious design, this detached house is sure to attract considerable interest.

Entrance:

Composite door into a spacious inner hall, Karndean flooring, understairs storage cupboard and central heating radiator.

Wc:

6'0" x 2'9" (1.85m x 0.85m)

Wc, wash hand basin with vanity unit, extractor, part wall tiled and central heating radiator.

Lounge:

21'4" x 10'7" (6.52m x 3.23m)

A spacious double aspect room, gas fire with marble inset and wood surround. Upvc double glazed window, two central heating radiators and upvc double glazed french doors onto the rear garden.

Kitchen/diner:

25'5" x 9'7" (7.77m x 2.94m)

Fitted with a range of modern base and wall units, solid wood worktops, composite one and a half sink unit and Stoves freestanding oven with stainless steel extractor over. Part wall tiled, Karndean flooring, integrated Neff microwave and dishwasher. Samsung fridge/freezer, two upvc double glazed windows and two central heating radiators.

Utility:

6'4" x 5'11" (1.94m x 1.82m)

Fitted with a range of modern base and wall units, solid wood worktops, inset stainless steel sink unit. Part wall tiled, Karndean flooring, gas boiler (fitted in 2020), plumbing for washing machine, central heating radiator and composite door onto the rear garden.

First floor:

Built in storage cupboard housing hot water store, access to part boarded loft space with power and lighting.

Bedroom:

12'2" x 10'11" (3.72m x 3.33m)

A front facing double room, fitted wardrobes and cupboards. Upvc double glazed window and central heating radiator.

En-suite:

6'10" x 6'0" (2.10m x 1.83m)

Comprises a modern suite, shower cubicle with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, extractor, upvc double glazed and central heating radiator.

Bedroom:

12'4" x 9'9" (3.76m x 2.99m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

9'9" x 8'9" (2.98m x 2.68m)

A rear facing double room, fitted wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

8'9" x 7'10" (2.67m x 2.40m)

A rear facing double room, fitted wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

7'0" x 5'6" (2.15m x 1.68m)

Comprises a modern suite "P" shaped bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, shaver socket, extractor, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a block paved driveway with extensive parking.

To the side elevation of the property is a separate block paved driveway for further parking and access to the double garage.

Gated side access to the rear garden and timber built outside store.

Garden:

To the rear of the property is a private, south facing enclosed garden. A large patio area with further raised decked patio, lawn and pebbled borders.

Garage:

A brick built double garage, double electric roller doors, power, lighting and side composite door onto the garden.

Notes:

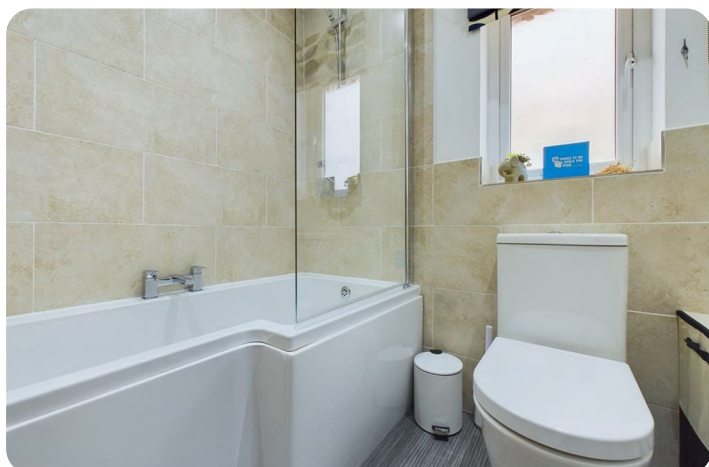
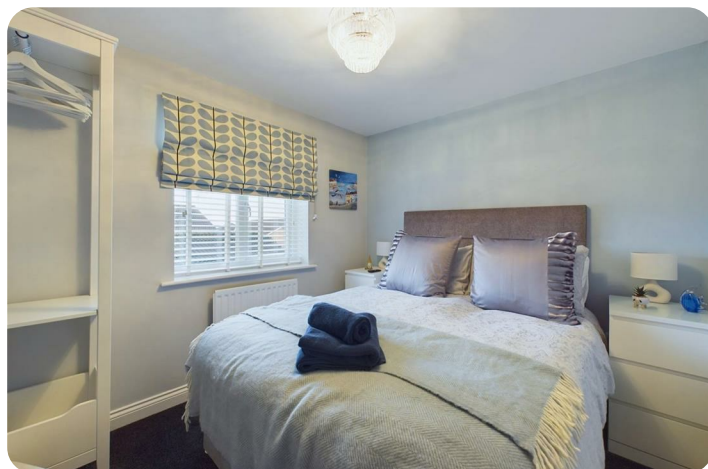
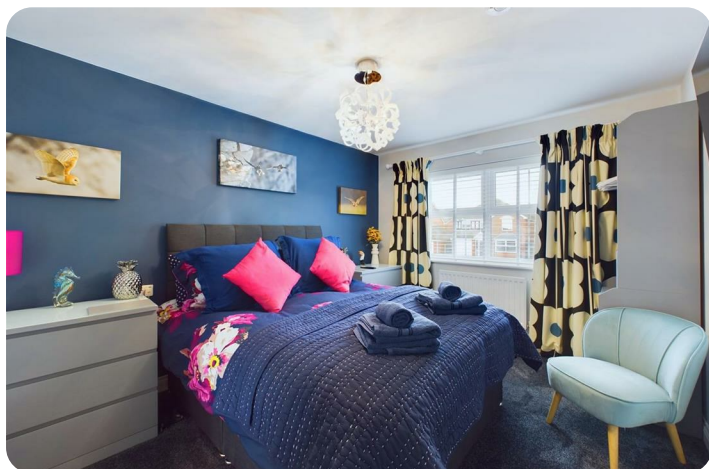
Council tax band: E

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



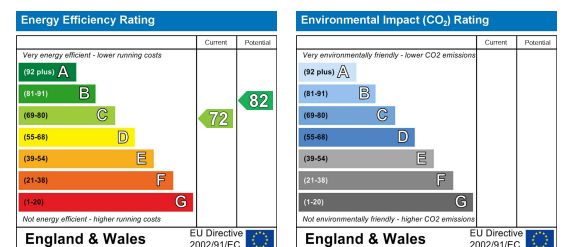
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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