



111 Aysgarth Rise, Bridlington, YO16 7HU

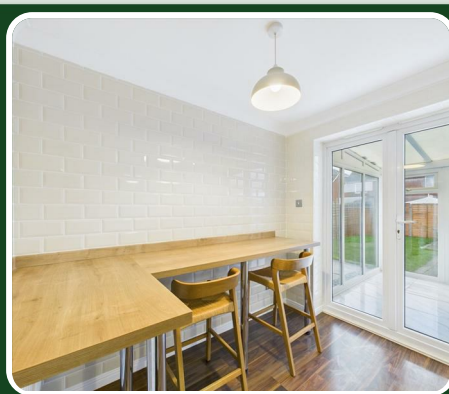
Price Guide £170,000



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Bridlington, YO16 7HU

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Welcome to Aysgarth Rise in the coastal town of Bridlington. This beautifully presented two-bedroom semi-detached house is an ideal opportunity for first-time buyers or those looking to downsize.

The property comprises lounge, kitchen/diner and upvc conservatory, providing ample space for relaxation and entertaining. Two double bedrooms and a well-appointed bathroom, offering comfort and convenience.

The house is in move-in condition, allowing you to settle in without the need for immediate renovations.

Located within a popular residential area just off Marton Road, Bridlington. Within close proximity there are primary and secondary schools, a supermarket, local shops, post office and a public house and restaurant. Also a regular bus route with links to the town centre.

With no ongoing chain, this home is ready for you to make it your own without delay.

Entrance:

Upvc double glazed stable door leads into inner lobby, upvc double glazed window with shutter blind.

Lounge:

13'8" x 13'1" (4.17m x 4.00m)

A front facing room, staircase to first floor, understairs storage cupboard, upvc double glazed window with shutter blind and central heating radiator.

Kitchen/diner:

13'7" x 8'0" (4.15m x 2.46m)

Fitted with a range of modern base and wall units, one

and a half sink unit, electric oven, gas hob with stainless steel extractor over. Breakfast bar, full wall tiled, integrated fridge/freezer and washing machine. Upvc double glazed window, central heating radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

11'7" x 7'11" (3.54m x 2.43m)

Over looking the garden. tiled floor.

First floor:

Upvc double glazed window with shutter blind.

Bedroom:

11'3" x 10'4" (3.43m x 3.15m)

A front facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed window with shutter blind and central heating radiator.

Bedroom:

9'10" x 7'9" (3.00m x 2.37m)

A rear facing double room, upvc double glazed window with shutter blind and central heating radiator.

Bathroom:

6'7" x 5'6" (2.02m x 1.68m)

Comprises a white modern suite, "P" shaped bath with shower attachment, wc and wash hand basin with vanity unit. Wall units, full wall tiled, floor tiled, chrome ladder radiator and extractor.

Exterior:

The front of the property is block paved.
To the side elevation is a private driveway with parking for two cars.

Garden:

To the rear of the property is a fenced garden, paved patios and lawn.

Notes:

Council tax band: B

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



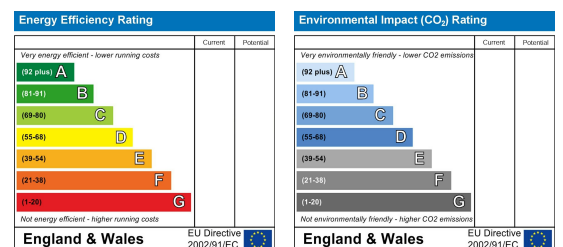
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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