



## 123 Aysgarth Rise, Bridlington, YO16 7HU

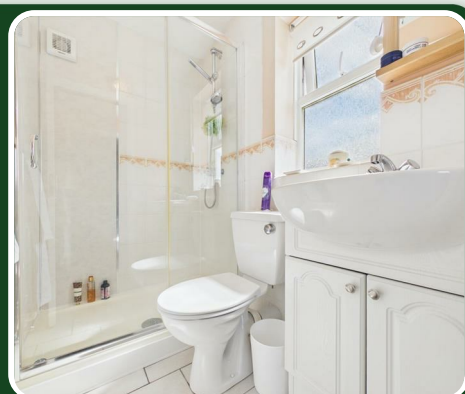
Price Guide £245,000



# 123 Aysgarth Rise

Bridlington, YO16 7HU

## Price Guide £245,000



Welcome to Aysgarth Rise in the coastal town of Bridlington. This detached house presents an excellent opportunity for families and individuals alike.

Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The property also features two driveways with ample private parking.

Situated just off Marton Road, this home benefits from its proximity to a variety of local amenities. Residents will appreciate the convenience of having a supermarket, an array of shops, and a public house/restaurant all within easy reach. Families will find schools nearby, making this location ideal for those with children. Additionally, convenient bus routes enhance accessibility to the wider Bridlington area.

Do not miss the chance to make this lovely home your own.

### Entrance:

Composite door into inner hall, central heating radiator.

### Wc:

4'9" x 2'7" (1.46m x 0.80m)

Wc, wash hand basin, part wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

### Lounge:

15'8" x 10'0" (4.80m x 3.07m)

A double aspect room, electric fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

### Dining room:

9'9" x 8'3" (2.99m x 2.53m)

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

### Kitchen:

16'1" x 7'0" (4.92m x 2.14m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, floor tiled, plumbing for washing machine and dishwasher. Gas boiler, understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### First floor:

Upvc double glazed window and central heating radiator.

### Bedroom:

12'10" x 8'9" (3.93m x 2.67m)

A front facing double room, built in wardrobes and drawers. Upvc double glazed window and central heating radiator.

### En-suite:

6'8" x 4'1" (2.05m x 1.26m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, shavers socket, extractor, upvc double glazed window and chrome ladder radiator.

### Bedroom:

10'0" x 9'2" (3.07m x 2.80m)

A front facing double room, deep built in wardrobe, upvc double glazed window and central heating radiator.

### Bedroom:

7'0" x 6'5" (2.14m x 1.96m)

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

### Bathroom:

6'8" x 5'6" (2.05m x 1.70m)

Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a open plan garden with pebbles and shrubs. To the side elevation is a private driveway leading to the garage. To the rear of the property is a low maintenance fenced garden, paved, pebbled, artificial lawn and gated access to a second driveway.

### Garage:

17'4" x 8'11" (5.30m x 2.74m)

Upvc double glazed door, utility area, fitted with a range of base and wall units, power and lighting.

### Notes:

Council tax band D

### 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



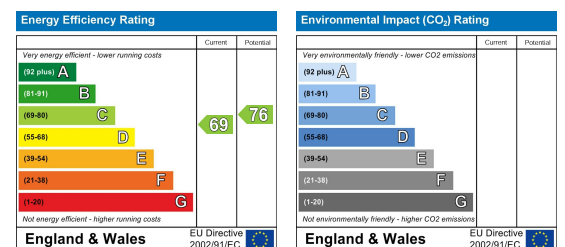
## Floor Plan



## 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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