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48 Aysgarth Rise, Bridlington, YO16 7HX

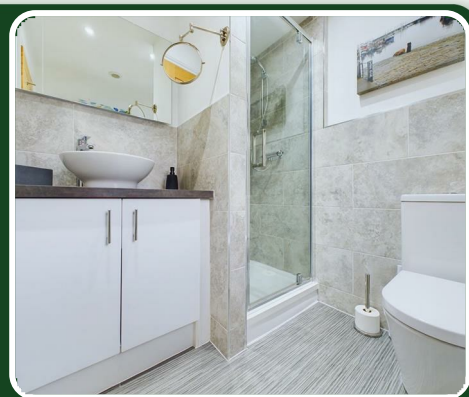
Price Guide £365,000



48 Aysgarth Rise

Bridlington, YO16 7HX

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A stunning four-bedroom detached house situated on a large plot with ample parking and double garage. Located in a sought-after area off Martongate, it is within easy reach of amenities such as 'The Co-op' Supermarket, 'The Friendly Foresters' pub, and both primary and secondary schools. 'Bridlington North Library' and various local parks are also nearby, making it an excellent choice for a family home.

The property comprises: Ground floor: spacious hall, lounge, modern kitchen/diner, utility and wc. First floor: spacious landing, four double bedrooms, one en-suite and modern bathroom. Exterior: extensive parking, double garage and south facing rear garden. Upvc double glazing and gas central heating. Must be viewed to appreciate whats on offer.

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



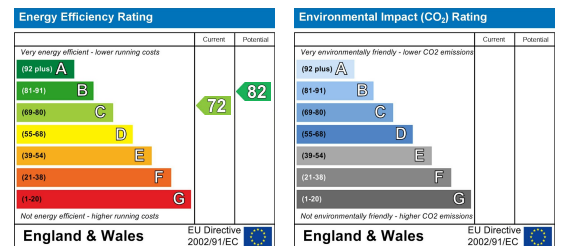
Floor Plan



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



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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