



95 Aysgarth Rise
Bridlington
YO16 7HU

OFFERS OVER

£325,000

5 Bedroom Detached House



Garden



5



3



3



Garage, Off
Road Parking



Gas Central Heating

95 Aysgarth Rise, Bridlington, YO16 7HU

This immaculately well maintained five-bedroom detached home offers generous and versatile living space, with a beautifully balanced layout across two floors. The ground floor features a welcoming lounge open to the dining room, a bright conservatory, a well-proportioned breakfast kitchen, a useful utility room and a downstairs WC. Upstairs, there are five bedrooms-two benefiting from en-suites-and a family bathroom. A particular highlight is that the property is South facing and due to the position of the property, all front-facing bedrooms enjoy partial sea views. Externally, the property benefits from a pleasant rear garden, off-road parking and an integral garage.

Aysgarth Rise is on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op

supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store. The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops, and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

11' 3" x 6' 5" (3.45m x 1.96m)

Entrance to the property is via a glazed door leading into a welcoming entrance area with a radiator, access to the downstairs WC and an archway opening into the main hallway. The hallway features stairs to the first-floor landing, double doors into the lounge and a door to the kitchen. The space is tastefully decorated with feature wallpaper and coving, creating an inviting first impression.

LOUNGE

18' 0" x 10' 11" (5.49m x 3.33m)

The lounge is spacious, featuring both front and side-facing windows that provide plenty of natural light. Elegantly finished with coving and feature wallpaper, the room also includes a gas fire set on a marble hearth with a decorative surround, creating a cosy focal point. An archway leads seamlessly through to the dining room, enhancing the open and social layout.

DINING ROOM

11' 6" x 9' 3" (3.53m x 2.84m)

The dining room features laminate flooring, coving, a radiator and ample space for a dining table, with convenient doors leading to both the kitchen and the conservatory.

KITCHEN

17' 0" x 8' 11" (5.19m x 2.73m)

The kitchen is stylish and modern, featuring a range of white gloss wall and base units with a black sparkle worktop and a red brick-effect tiled splashback, complemented by tile-effect laminate flooring. A 1½ bowl sink with a mixer tap sits beneath a rear-facing window overlooking the garden, filling the space with natural light, while a glazed UPVC door provides direct access to the garden. Inset spotlighting adds a contemporary touch. Fitted appliances include an electric hob, extractor fan and electric oven, with space for additional appliances such as a fridge-freezer and dishwasher. A central island offers extra base storage, a breakfast bar and a white sparkle granite worktop offering further workspace. A door from the kitchen leads through to the utility room.

UTILITY ROOM

8' 5" x 4' 11" (2.57m x 1.52m)

The utility room is a practical and convenient space, fitted with base units and a worktop with a tiled splashback, a stainless-steel sink and drainer and a wall-mounted gas central heating boiler. There is under-counter space for a washing machine and dryer. The room is finished with a tiled floor, a radiator, and a door providing side access to the property.



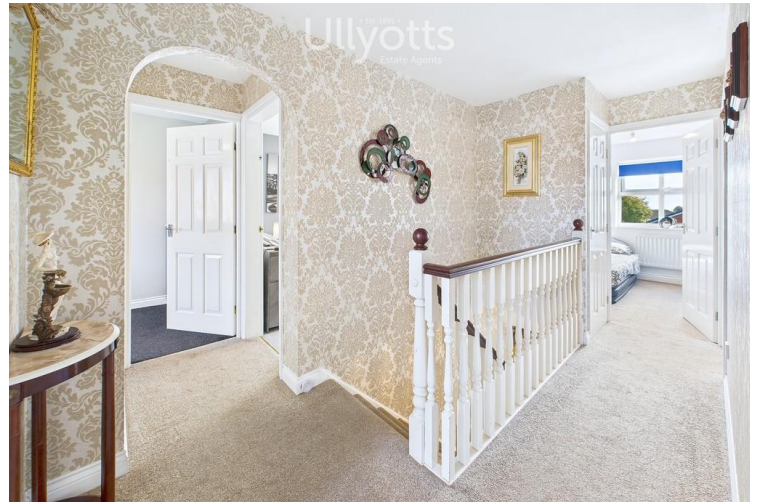
Kitchen



Utility



Conservatory



Landing

CONSERVATORY

9' 8" x 8' 3" (2.95m x 2.54m)

The conservatory, constructed from brick and UPVC, offers a bright and airy space with lovely views over the garden. It is finished with tiled-effect laminate flooring and provides direct access to the patio area, seamlessly connecting indoor and outdoor living.

LANDING

13' 6" x 9' 7" (4.13m x 2.94m)

The first-floor landing provides access to all five bedrooms and the main family bathroom. A loft hatch with a pull-down ladder leads to a partially boarded loft and a storage cupboard houses the hot water tank.

BEDROOM 1

12' 1" x 10' 9" (3.69m x 3.28m)

The master bedroom benefits from a window to the front elevation and like all front-facing bedrooms in this property, it enjoys a partial sea view. It also features fitted wardrobes with mirrored doors, a dressing area and a door leading to the en-suite shower room.

ENSUITE

6' 9" x 6' 1" (2.07m x 1.87m)

The en-suite benefits from tiled flooring and partially tiled walls. It features a vanity wash hand basin, WC, mirrored wall cabinet and a shower enclosure with mirrored sliding doors. The shower includes a double head and the room also has a heated towel rail and an extractor fan.

BEDROOM 2

11' 5" x 10' 6" (3.50m x 3.22m)

The second bedroom benefits from a window to the rear elevation overlooking the garden, a radiator and a door to the ensuite shower room.

ENSUITE

6' 9" x 4' 11" (2.08m x 1.51m)

The en-suite shower room benefits from a shower enclosure with a thermostatic shower, a WC, and a vanity wash hand basin with a mirrored wall cabinet.

BEDROOM 3

12' 9" x 8' 7" (3.91m x 2.63m)

The third bedroom benefits from a window to the front elevation, fitted wardrobes with drawer storage and a built-in window seat from which to enjoy the views and a radiator.



Bedroom 1



Ensuite



Bedroom 2



Ensuite

BEDROOM 4

11' 4" x 8' 7" (3.46m x 2.64m)

Bedroom four benefits from a window to the rear elevation and a radiator.

BEDROOM 5

8' 7" x 6' 6" (2.64m x 1.99m)

The final bedroom offers a window to the front elevation and a radiator.

BATHROOM

7' 3" x 6' 1" (2.22m x 1.86m)

The family bathroom features tiled walls and flooring, a P-shaped bath with a shower attachment and glass screen, a vanity wash hand basin with a wall-mounted mirror above, a WC, and a window to the rear.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

GARAGE

17' 6" x 8' 3" (5.35m x 2.54m)

The garage benefits from an up and over door with power and light connected.

OUTSIDE

Outside, the property benefits from beautifully maintained rear garden, featuring both patio and lawn areas framed by vibrant flower beds-ideal for entertaining or outdoor dining. The front of the home is equally inviting, with a manicured garden, a private driveway and a garage, offering further off-street parking.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - E

ENERGY PERFORMANCE CERTIFICATE - RATED C



Bedroom 3



Bedroom 4



Bedroom 5



Bathroom



Garden

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

The digitally calculated floor area is 135 sq m (1,453 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Ulyotts
• Est. 1891 •
Estate Agents

Approximate total area^(b)147.6 m²1589 ft²

Reduced headroom

1.2 m²13 ft²

(†) Excluding balconies and terraces

Reduced headroom

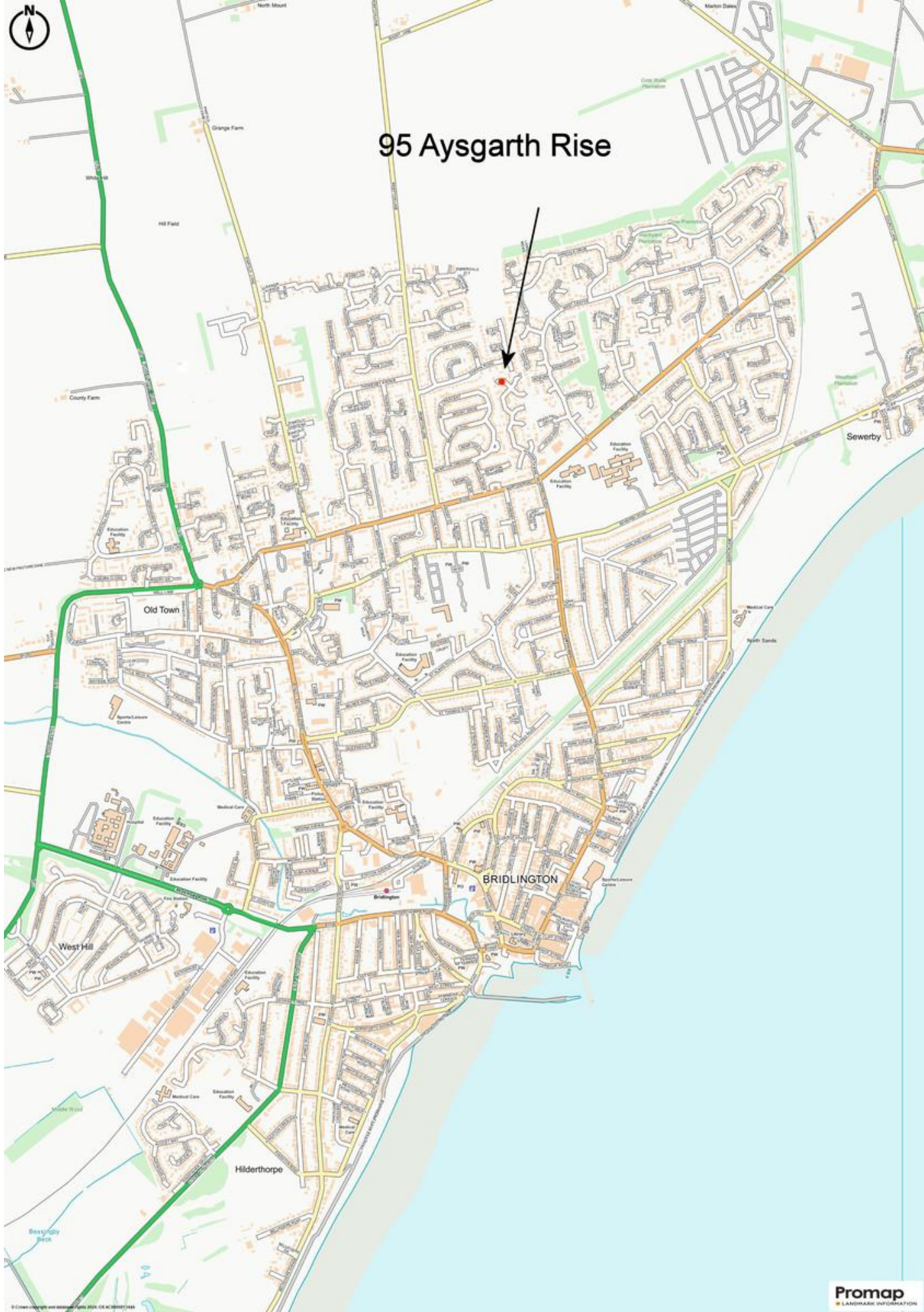
Below 1.5 m/5 ft

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

GIRAFFE360



95 Aysgarth Rise



Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales ▪ Property Management
- Valuations

