



95 Aysgarth Rise , YO16 7HU

Price Guide £350,000



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, Bridlington, YO16 7HU

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Located on this highly sought after estate we are offering a rare opportunity to purchase one of the larger designed homes which benefits from five bedrooms, two en-suites and a stunning, recently fitted kitchen with breakfast island with quartz top. This well set out, detached family home is located at the top end of the estate in a quiet cul-de-sac on a slightly elevated plot providing far reaching sea views. The accommodation offers a lovely entrance hall, guest WC, spacious sitting room leading through to a dining room, stylish and modern fitted kitchen with island unit and utility room to the ground floor. To the first floor there are two en-suite bedrooms, three further bedrooms and the main family bathroom. With lovely gardens to the front and rear, off-street parking and an integral garage this property has everything required to provide a beautiful family home.

- A rare opportunity to purchase a five bedroom detached home on this sought after estate
- Guest WC / Utility Room
- On a slightly elevated position with sea views
- Conveniently placed for the local primary and secondary schools
- Stunning kitchen with breakfast island with quartz top
- A quiet cul-de-sac location
- Two en-suite bedrooms
- Integral garage and driveway parking

Entrance Hall

Double glazed steel front door entering to the first floor with French doors to the sitting room. Telephone socket installed with coving to the ceiling.

Guest WC

2'7 x 6'4 (0.79m x 1.93m)

W/C, Vanity hand wash basin, radiator, tiled floor with a UPVC opaque window to the front of the house.

Sitting Room

18'11 x 10'9 (5.77m x 3.28m)

UPVC window to the front and side, with a TV point, gas fire with feature surround, radiator and an archway leading to the dining room.

Dining Room

11'7 x 9'3 (3.53m x 2.82m)

Laminate flooring, radiator and doors leading to the conservatory.

Conservatory

9'8 x 8'3 (2.95m x 2.51m)

Fanlight and double doors leading to the garden.

Breakfast Kitchen

11'6 x 16'9 (3.51m x 5.11m)

Breakfast Island with storage beneath and a quartz worktop. Range of high gloss wall and base units with complimentary worktops. Plumbing is available to have a dishwasher, built in electric oven and induction hob with an extractor hood above. Part tiled walls, LED ceiling lighting, 1 and 1/2 bowl ceramic sink and drainer unit with mixer tap. Rear UPVC window and double doors to the garden.

Utility Room

8'4 x 4'10 (2.54m x 1.47m)

Tiled flooring, plumbing available for washing machine, radiator, sink and drainer, glazed door to side aspect, Handy coat and shoe storage. Ideal gas boiler and splashback tiles to the walls.

First Floor Landing

Access to the loft and airing cupboard.

Master Bedroom

12'2 x 10'9 (3.71m x 3.28m)

Front UPVC window with a Sea View. Fitted wardrobes with fitted dresser units, bedside drawers and radiator.

En-suite

6'11 x 6'8 (2.11m x 2.03m)

Walk in double shower with rainfall shower and separate attachment. Low flush W/C, vanity wash basin, shaver point, chrome heated towel rail, part tiled walls and UPVC opaque window to the side aspect.

Bedroom Two

11'5 x 10'6 (3.48m x 3.20m)

UPVC window and Radiator.

En-suite

6'8 x 5 (2.03m x 1.52m)

Low flush W/C, vanity wash basin, shaver point, shower cubicle, extractor fan, radiator and part tiled walls.

Bedroom Three

8'6 x 16'4 (2.59m x 4.98m)

Radiator, UPVC window with a front View to the Sea. Fitted wardrobe and dresser units, window seat and storage beneath, TV point.

Bedroom Four

11'4 x 8'7 (3.45m x 2.62m)

UPVC window and radiator.

Bedroom Five

6'6 x 8'8 (1.98m x 2.64m)

Radiator, UPVC window with Sea View, TV point and telephone point.

Family Bathroom

7'3 x 6'1 (2.21m x 1.85m)

P shaped bath, vanity basin unit, low level W/C, tiled, extractor fan, UPVC opaque window to the rear, chrome heated towel rail.

Integral Garage

17'9 x 8'2 (5.41m x 2.49m)

Up and over door with light and power.

Exterior

To the front of the property is a lawned garden with flower beds and a double drive which leads to an integral garage. Lawned rear garden with a paved patio area, perennials, fenced and enclosed with a lovely decking area, perfect for outdoor entertaining.

Council Tax Band E

Services

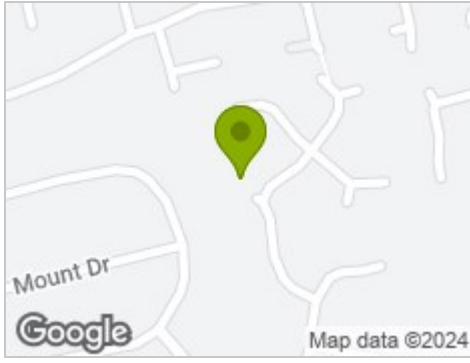
Mains connected to water, drainage, gas and electric.

Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.



Road Map



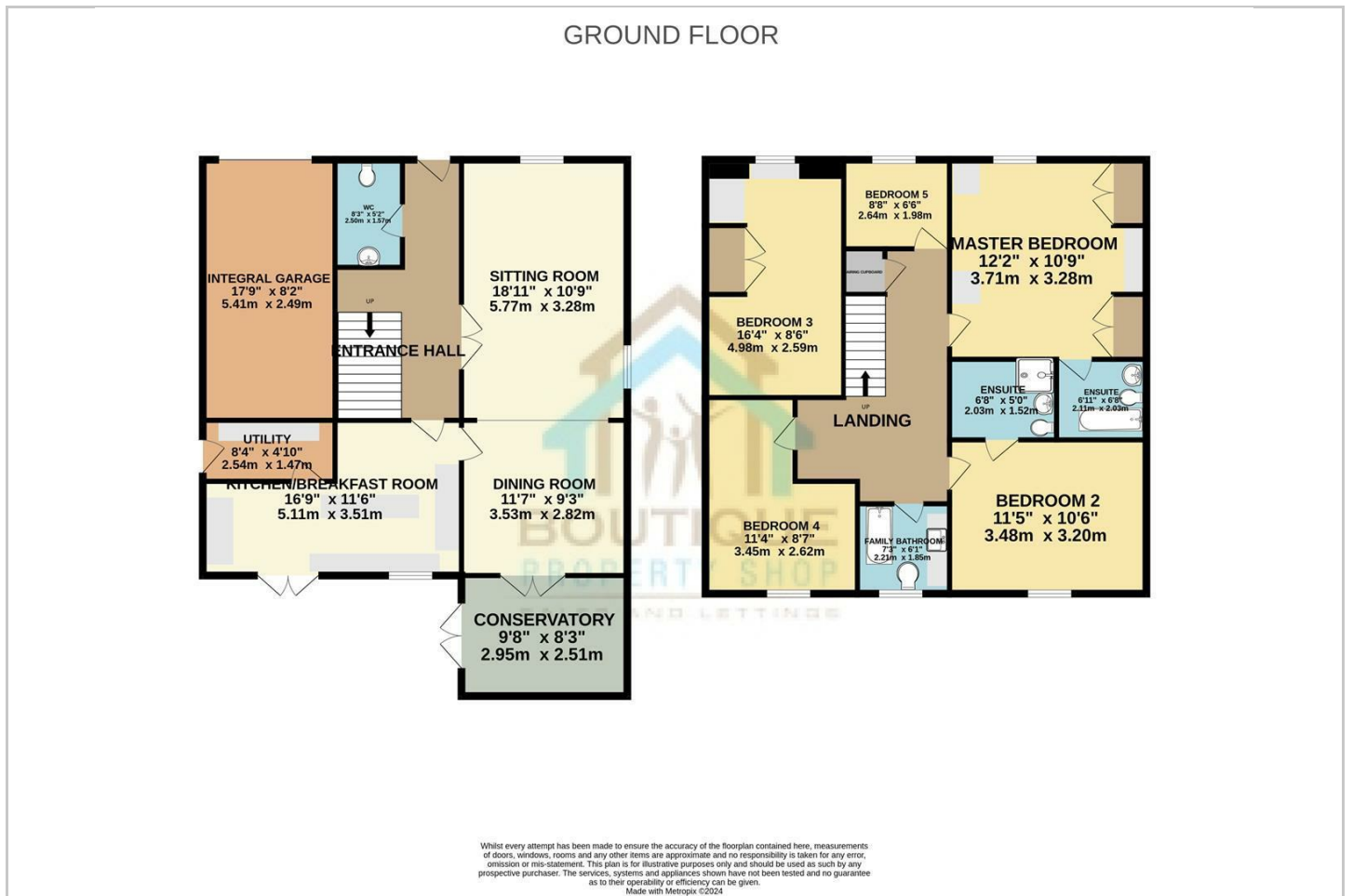
Hybrid Map



Terrain Map



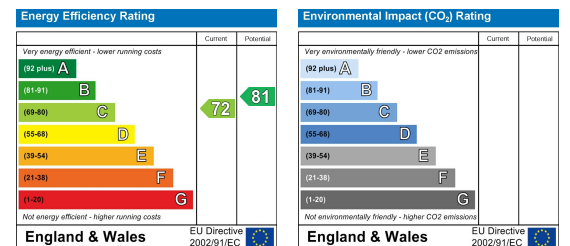
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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