



Aysgarth Rise, Bridlington, , YO16 7HU
Asking Price £343,000

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Welcome to this impressive and well-maintained five-bedroom family home, perfectly situated in a highly desirable area. This fantastic property offers both space and style, ideal for family living and entertaining.

As you step into the inviting entrance hall, you'll find yourself led to the modern kitchen at the rear of the home. This white gloss kitchen boasts an island with a breakfast bar, sleek integrated appliances, and patio doors that open directly onto the garden, creating a seamless flow for indoor-outdoor living. The bright, spacious lounge at the front of the property offers a warm ambiance with its feature fireplace and an open archway leading into the formal dining room. This space can easily accommodate a family-sized dining table, with direct access to the conservatory, which overlooks the beautifully landscaped rear garden.

Upstairs, five generously sized bedrooms provide ample room for a growing family or guests. The master suite is a true retreat, featuring fitted wardrobes and a stylish en-suite with a luxurious walk-in shower. Another double bedroom also benefits from its own en-suite shower room, while the three additional bedrooms offer flexibility and comfort. The family bathroom is fitted with a modern three-piece suite, including a bath with a shower over and tiled walls.

Outside, the home continues to impress with a spacious, well-kept rear garden complete with both patio and lawn areas bordered by flowers—a perfect space for outdoor gatherings or relaxing afternoons. The front of the property is equally appealing with a manicured garden, a private driveway, and a garage, adding to its curb appeal.

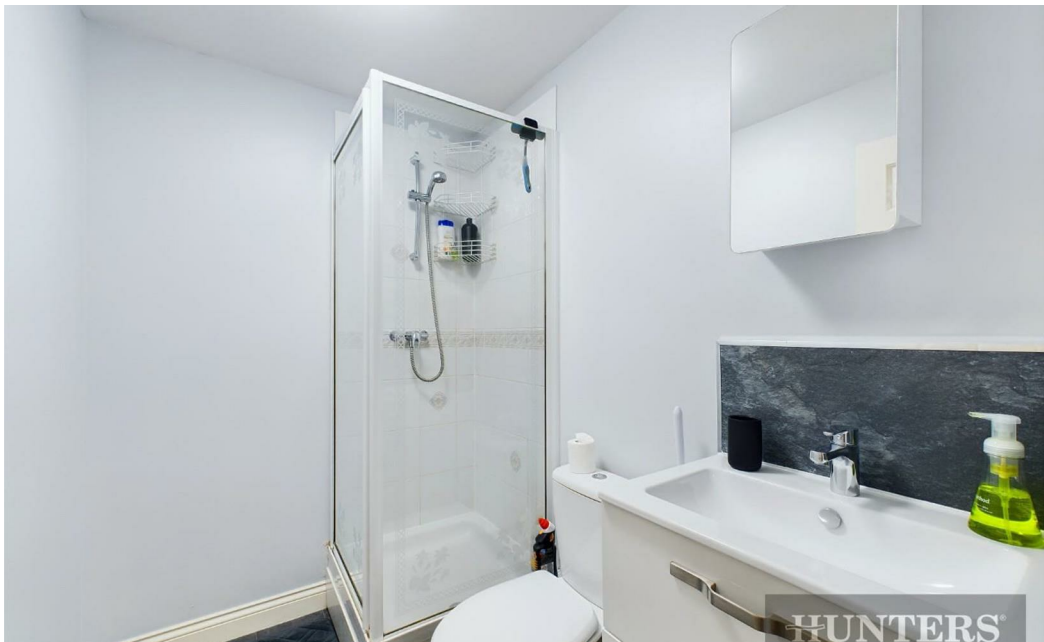
Located close to a variety of amenities, excellent schools, and convenient transport links, this is an exceptional opportunity for families looking to settle in a sought-after, family-friendly area.

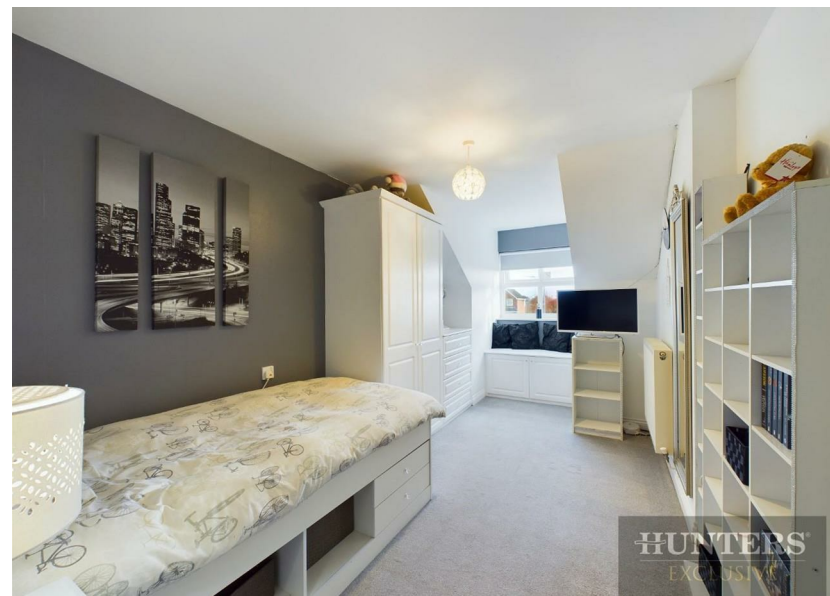
Don't miss the chance to make this house your home—schedule a viewing today!

The property benefits from UPVC double glazing and efficient gas central heating, ensuring comfort and energy efficiency year-round.







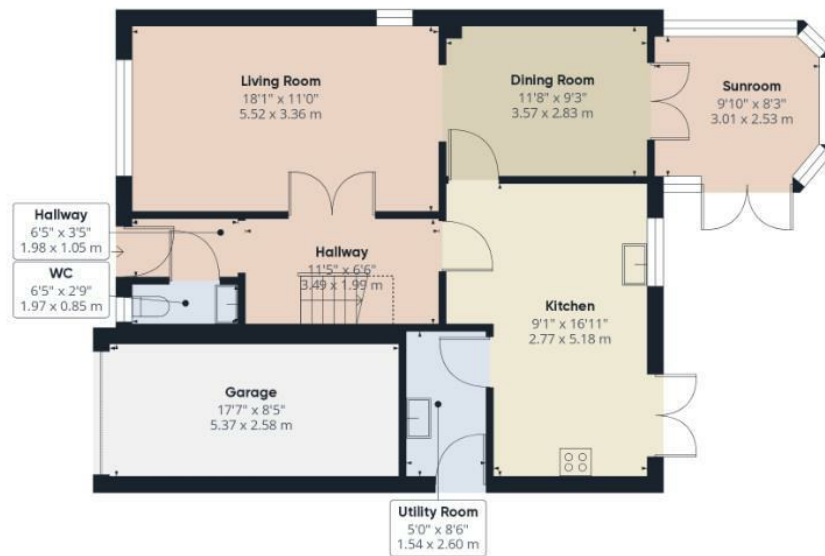


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	

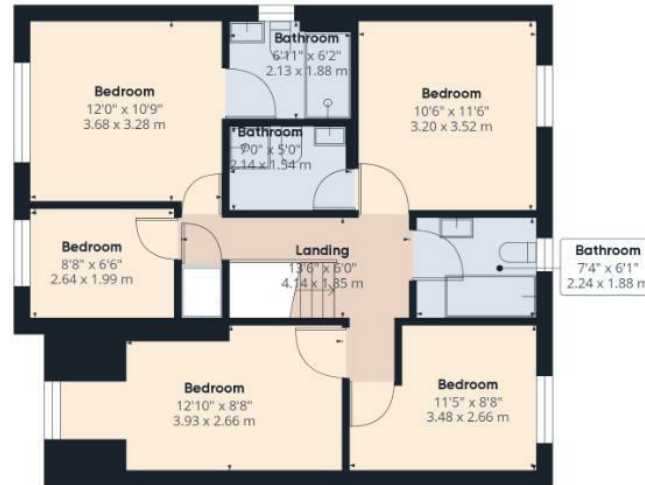
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1604.68 ft²

149.08 m²

Reduced headroom

13.21 ft²

1.23 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01262 674252 | Website: www.hunters.com

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