

# HUNTERS®

HERE TO GET *you* THERE



## Aysgarth Rise

Bridlington, YO16 7HX

Offers Over £175,000



Council Tax: C





# 30 Aysgarth Rise

Bridlington, YO16 7HX

Offers Over £175,000



This charming semi-detached house in Bridlington boasts fantastic curb appeal and offers an excellent opportunity for comfortable living. Upon arrival, you'll be welcomed by a well-maintained front garden and off-road parking accommodating multiple vehicles.

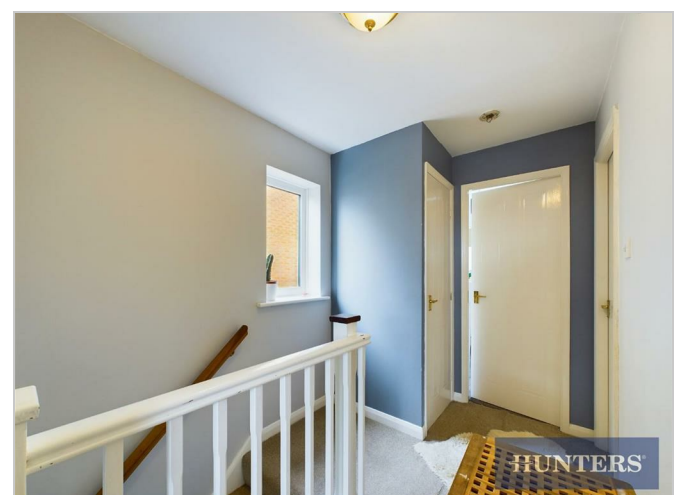
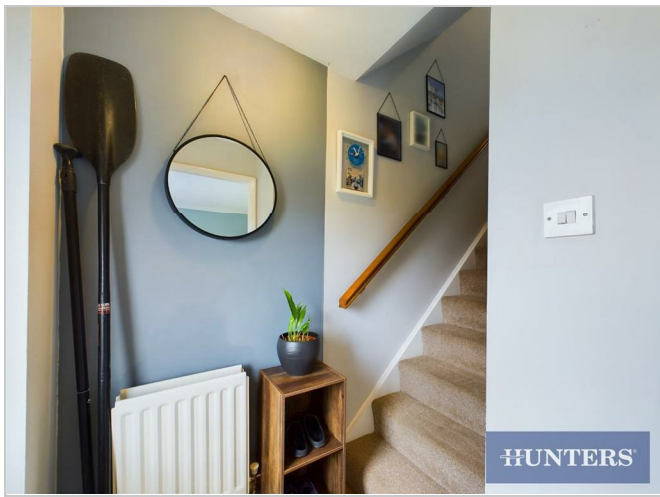
Inside, the spacious living room is bathed in natural light and has a feature fireplace, creating a cosy setting for relaxation. The kitchen boasts an integrated oven and hob, along with ample room for a dining table - perfect for family meals or entertaining. Adjacent to the kitchen, a versatile conservatory overlooks the garden and offers options for a second living area, playroom, or hobby space.

Upstairs, the property offers three bright and well-presented bedrooms, including a master bedroom with a walk-in storage area. A modern family bathroom with a three-piece suite completes the first floor.

The rear garden offers a serene outdoor space, mostly laid to lawn with a paved area that's perfect for alfresco dining. A convenient storage shed adds practicality, ensuring ample room for garden tools.

Situated in a sought-after location close to local schools and shops, this home combines functional living spaces with a flexible layout, making it ideal for a range of buyers.

Don't miss the chance to view this versatile and welcoming property - schedule a viewing today!





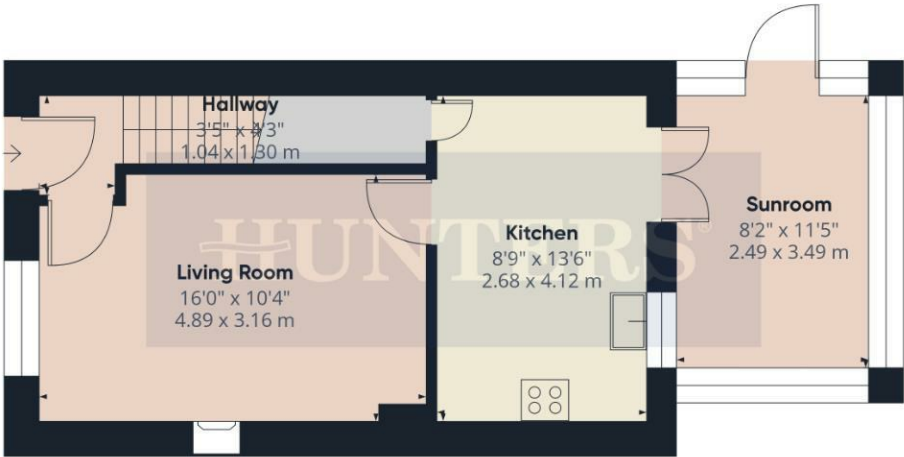
Hybrid Map



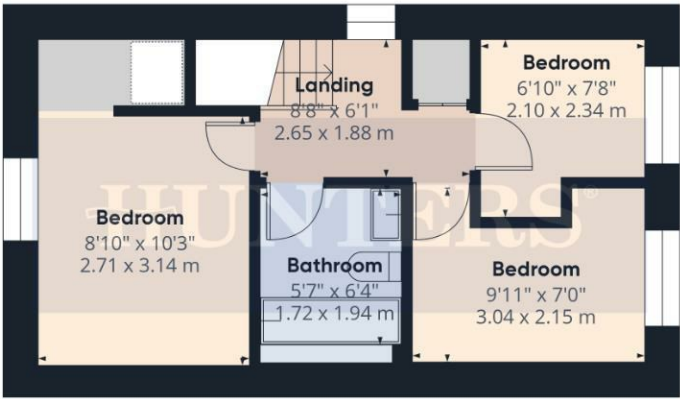
Terrain Map



Road Map



Ground Floor



Floor 1

**HUNTERS**

Approximate total area<sup>(1)</sup>  
747.76 ft<sup>2</sup>  
69.47 m<sup>2</sup>

(1) Excluding balconies and terraces

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

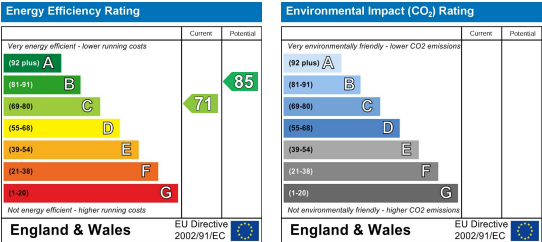
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.