



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



94 Aysgarth Rise, Bridlington, YO16 7HX

Price Guide £295,000



naea | propertymark
PROTECTED

94 Aysgarth Rise

Bridlington, YO16 7HX

Price Guide £295,000



An extended four bedroom detached house offering spacious living accommodation. Located within a popular residential area just off Marton Road. Within close proximity there are primary and secondary schools, a supermarket, local shops, post office and a public house & restaurant. The house is located close to a regular bus route with links to the town centre. An ideal family home.

The property comprises: Ground floor: lounge, modern kitchen/diner and spacious sun room. First floor: four bedrooms, one modern en-suite bathroom and modern bathroom. Exterior: rear garden with workshop, garage and private driveway with ample parking. Upvc double glazing and gas central heating.

Entrance:

Composite stable door into outer porch. Door leads into the lounge.

Lounge:

16'7" x 13'3" (5.06m x 4.06m)

A front facing room, multi fuel burning stove with tiled surround, two understairs storage cupboards, upvc double glazed bay window and two central heating radiators.

Kitchen/diner:

25'7" x 9'1" (7.81m x 2.78m)

Fitted with a range of modern base and wall units, solid wood worktops, one and a half sink unit, part wall tiled, space for fridge/freezer and cooker. Wine cooler, plumbing for dishwasher, gas boiler, two upvc double glazed windows, central heating radiator and two upvc double glazed french doors into the sun room.

Sun room:

26'4" x 8'10" (8.05m x 2.71m)

A spacious second reception room overlooking the garden, utility area with plumbing for washing machine and space for a tumble dryer. Upvc double glazed windows and upvc double glazed french doors.

First floor:

Access to a boarded loft space.

Bedroom:

13'3" x 11'4" (4.05m x 3.46m)

A front facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

En-suite:

5'8" x 5'2" (1.75m x 1.59m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, shaver socket, upvc double glazed window and stainless steel radiator.

Bedroom:

14'0" x 8'9" (4.29m x 2.68m)

A front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

11'5" x 9'4" (3.49m x 2.85m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

8'9" x 8'8" (2.67m x 2.66m)

A rear facing single room, upvc double glazed window and central heating radiator.

Bathroom:

6'9" x 6'2" (2.06m x 1.90m)

Comprises a modern suite, "P" shaped Jacuzzi bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, fitted cupboards, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a open plan garden area with lawn and block paved driveway with ample parking. Gated access at both sides of the property to the rear garden.

Garden:

To the rear of the property is a fenced enclosed garden. Patio area to lawn, timber built workshop with power and lighting and a timber built shed.

Garage:

Electric door, power and lighting.

Notes:

Council tax band: D

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:

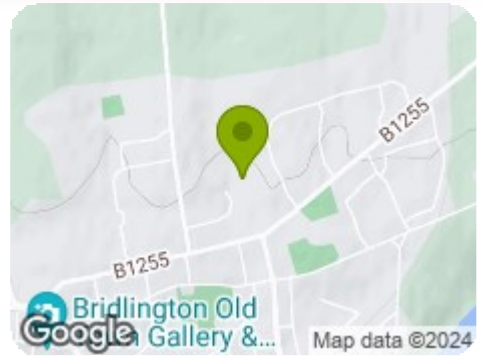
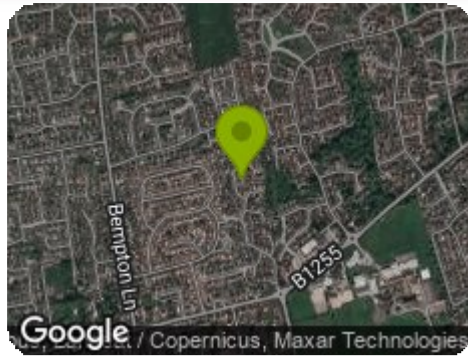
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



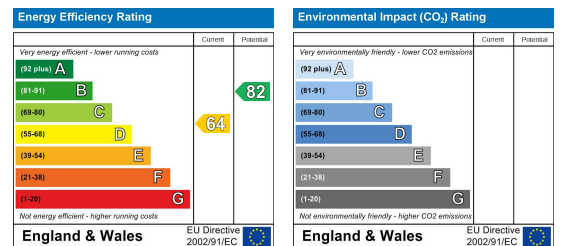
Floor Plan



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.



www.beltsestateagents.co.uk

