



**BELT**  
ESTATE AGENCY

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

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



**92 Aysgarth Rise, Bridlington, YO16 7HX**

**Price Guide £280,000**



# 92 Aysgarth Rise

Bridlington, YO16 7HX

## Price Guide £280,000



A well presented three bedroom detached bungalow offering spacious living accommodation. Located within a popular residential area just off Marton Road. Within close proximity there is a supermarket, local shops, post office, public library and public house & restaurant. Also located close to a regular bus route with links to the town centre.

The property comprises: wc, spacious lounge/diner, modern kitchen, sun room, three bedrooms and modern bathroom. Exterior: gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating.

### Entrance:

Upvc double glazed door into inner hall, upvc double glazed window and central heating radiator.

### Wc:

6'5" x 3'3" (1.98m x 1.00m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

### Lounge/diner:

22'4" x 11'7" (6.83m x 3.54m)

A spacious front facing room, gas fire with marble inset and wood surround, two upvc double glazed windows and two central heating radiators.

### Kitchen:

9'8" x 9'2" (2.95m x 2.81m)

Fitted with a range of modern base and wall units, under cupboard lighting, stainless steel sink one and a half sink unit, electric Siemens oven and hob with extractor over. Part wall tiled, integrated Siemens microwave, gas combi boiler, plumbing for washing machine, space for fridge freezer, upvc double glazed window, central heating radiator and upvc door to the side elevation.

### Inner hall:

Built in storage cupboard.

### Bedroom:

14'9" x 9'11" (4.52m x 3.04m)

A rear facing double room, built in wardrobes, upvc double glazed window, central heating radiator and french doors into the sun room.

### Bedroom:

11'1" x 8'10" (3.38m x 2.70m)

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

### Bedroom:

9'8" x 7'11" (2.96m x 2.42m)

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

### Sun room:

12'9" x 7'6" (3.89m x 2.30m)

Over looking the garden, upvc double glazed windows and door.

### Bathroom:

6'11" x 6'6" (2.11m x 1.99m)

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

### Exterior:

To the front of the property is a open plan garden with lawn and borders of shrubs and bushes. To the side elevation is a private paved driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is a private fenced, low maintenance garden. Paved patio to pebbled area with borders of shrubs and bushes. A greenhouse and two water points.

### Garage:

Electric door.

### 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



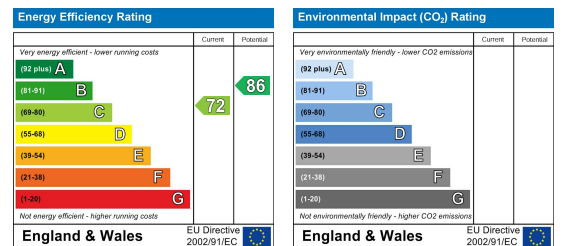
### Floor Plan



### 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.



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