



8 Aysgarth Rise, Bridlington, YO16 7HX

Price Guide £170,000



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Welcome to Aysgarth Rise Bridlington, a two bedroom semi-detached house offers a perfect opportunity for first-time buyers seeking a well-presented home.

Located in a desirable area off Martongate, it is within easy reach of amenities such as 'The Co-op' Supermarket, 'The Friendly Foresters' pub, and both primary and secondary schools. 'Bridlington North Library' and various local parks are also nearby.

The property comprises: Ground floor: lounge, kitchen/diner and upvc conservatory. First floor: two double bedrooms and bathroom. Exterior: gardens and private driveway with ample parking. Upvc double glazing and gas central heating.

Whether you are starting your journey as a homeowner or looking to down size, this semi-detached house in Bridlington is a fantastic choice. Do not miss the chance to make it yours.

Entrance:

Door into inner lobby, upvc double glazed window.

Lounge:

13'8" x 13'0" (4.17m x 3.97m)

A front facing room, fireplace with tiled inset and wood surround. Understairs storage cupboard, upvc double glazed window, central heating radiator and staircase to first floor.

Kitchen/diner:

13'10" x 8'1" (4.24m x 2.48m)

Fitted with a range of base and wall units, stainless steel

sink unit, plumbing for washing machine, stainless steel extractor, space for tumble dryer, space for fridge/freezer, upvc double glazed window and central heating radiator.

Upvc conservatory:

10'1" x 7'7" (3.09m x 2.32m)

Over looking the garden, central heating radiator and french doors.

First floor:

Upvc double glazed window, access to a boarded loft space with power and lighting.

Bedroom:

11'4" x 10'5" (3.47m x 3.19m)

A front facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

9'10" x 7'10" (3.02m x 2.41m)

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

Bathroom:

6'9" x 5'6" (2.06m x 1.68m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a fenced pebbled garden area. To the side elevation is a private driveway with space for two cars. Gated access to the rear garden.

Garden:

To the rear of the property is a south facing fenced garden. Paved patio area to lawn. Timber built shed and water point.

Notes:

Council tax band: B

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.



