



74 Aysgarth Rise, Bridlington, YO16 7HX

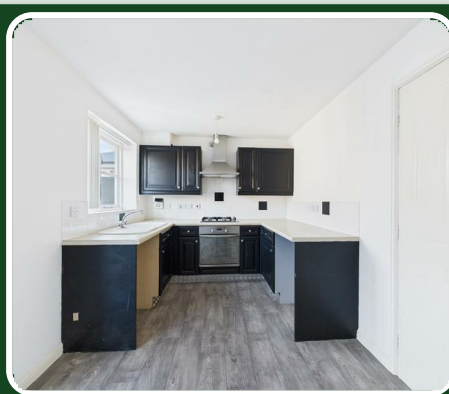
Price Guide £159,950



74 Aysgarth Rise

Bridlington, YO16 7HX

Price Guide £159,950



Welcome to Aysgarth Rise, Bridlington, this two semi-detached house presents an excellent opportunity for a first-time buyer.

Situated just off Marton Road, this property benefits from its proximity to a variety of local amenities. A supermarket, local shops, schools, bus routes, a public house and restaurant are all within easy reach, providing convenience for daily errands.

The property comprises: lounge, kitchen/diner, two double bedrooms, bathroom, private driveway with ample parking and rear garden.

No ongoing chain, this home is ready for you to move in and make it your own. Do not miss the chance to view this lovely property and make it your own.

Entrance:

Door into inner lobby, double glazed window.

Lounge:

13'8" x 13'1" (4.18m x 3.99m)

A front facing room, understairs storage cupboard, double glazed window and central heating radiator.

Kitchen/diner:

13'6" x 8'0" (4.14m x 2.45m)

Fitted with a range of base and wall units, sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, gas combi boiler, plumbing for washing machine, double galzed window, central heating radiator and upvc french doors onto the garden.

First floor:

Double glazed window and access to the loft.

Bedroom:

11'3" x 10'3" (3.43m x 3.14m)

A front facing double room, built in storage cupboard, double glazed window and central heating radiator.

Bedroom:

9'10" x 7'9" (3.02m x 2.37m)

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

Bathroom:

6'7" x 5'6" (2.03m x 1.68m)

Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, extractor, double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan pebbled garden.

To the side elevation is a private paved driveway for parking.

Garden:

To the rear of the property is a private low maintenance paved and pebbled garden.

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.



Road Map

Hybrid Map

Terrain Map



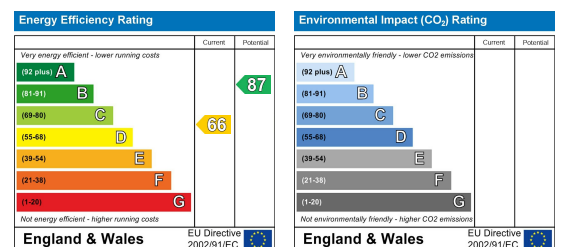
Floor Plan



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

