



62 Aysgarth Rise, Bridlington, YO16 7HX

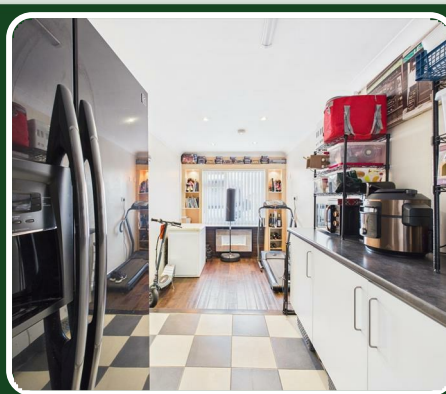
Price Guide £240,000



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Welcome to Aysgarth Rise in Bridlington, a three bedroom detached house built in 2000 circa.

The property boasts a generous living space, making it an ideal family home. With three well-proportioned bedrooms and two modern bathrooms, there is ample room for relaxation and privacy.

The home features an inviting reception room, perfect for entertaining guests or enjoying quiet family evenings. A highlight is the garage conversion, which has been transformed into an additional reception room, providing even more versatile living space.

Set on a desirable corner plot, this property benefits from extensive parking, accommodating up to four vehicles, which is a rare find in the area.

The large summerhouse, often referred to as a 'man cave', offers a fantastic retreat for hobbies or leisure activities, enhancing the outdoor experience.

Conveniently located just off Marton Road, residents will appreciate the close proximity to a variety of local amenities. A supermarket, local shops, schools, bus routes, a public house, and a restaurant are all within easy reach, ensuring that everyday needs are met with ease.

This home presents an excellent opportunity for those seeking a spacious and well-located property in Bridlington. With its modern features and ample outdoor space, it is sure to appeal to families. Do not miss the chance to make this house your new home.

Entrance:

Upvc double glazed door into outer porch, tiled floor. Upvc double glazed door into inner hall, central heating radiator.

Lounge:

13'3" x 10'4" (4.05m x 3.15m)

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

Kitchen/diner:

17'2" x 6'11" (5.25m x 2.12m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, floor tiled, plumbing for dishwasher, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Utility:

4'10" x 4'10" (1.48m x 1.48m)

Plumbing for washing machine, floor tiled, central heating radiator and upvc double glazed door to the side elevation.

Wc:

4'9" x 3'9" (1.47m x 1.16m)

Wc, wash hand basin, full wall tiled, floor tiled and upvc double glazed window.

Sitting room:

16'7" x 7'9" (5.08m x 2.37m)

A front facing room, fitted with cupboards, part floor tiled, gas combi boiler, electric wall mounted fire, upvc double glazed window and central heating radiator.

First floor:

Built in storage cupboard.

Bedroom:

12'6" x 8'7" (3.82m x 2.63m)

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

En-suite:

7'3" x 4'6" (2.22m x 1.39m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and two chrome ladder radiator.

Bedroom:

10'3" x 8'7" (3.13m x 2.64m)

A front facing double room, built in mirrored sliding wardrobe, built in storage cupboard, two upvc double glazed windows and central heating radiator.

Bedroom:

9'5" x 6'10" (2.89m x 2.10m)

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

Bathroom:

6'3" x 5'5" (1.92m x 1.67m)

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

Exterior:

To the front of the property is a block paved driveway with extensive parking.

Garden:

To the rear of the property is a private garden. Raised decked patio, lawn, borders of shrubs and bushes. A timber built shed,

greenhouse and large cladded summer house/man cave with power and lighting.

Notes:

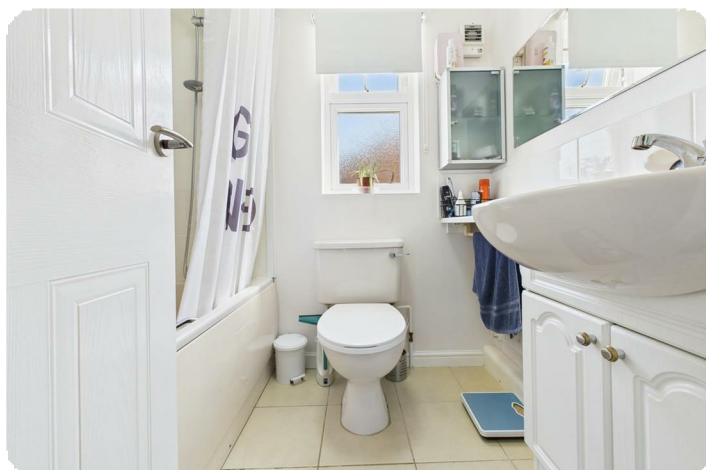
Council tax band: D

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



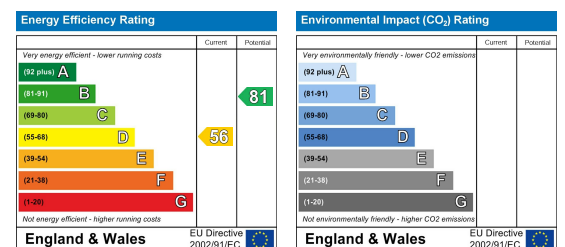
Floor Plan



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



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