



82 Aysgarth Rise, Bridlington, YO16 7HX

Price Guide £175,000



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This three-bedroom semi-detached house, located just off Marton Road, offers the advantage of close proximity to numerous local amenities. A supermarket, various shops, schools, bus routes, a public house, and a restaurant are all easily accessible, ensuring convenience for everyday activities.

The property comprises: Ground floor: lounge, modern kitchen/diner and upvc conservatory. First floor: three bedrooms and modern bathroom. Exterior: enclosed garden and private driveway for 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 hall, central heating radiator.

Lounge:

15'9" x 10'4" (4.82m x 3.15m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed window and two central heating radiators.

Kitchen/diner:

13'5" x 8'5" (4.11m x 2.59m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, understairs storage cupboard, plumbing for washing machine and

dishwasher, Space for fridge/freezer, window, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

11'11" x 7'7" (3.65m x 2.32m)

A rear facing room, electric radiator and upvc double glazed french doors onto the rear garden.

First floor:

Built in storage cupboard housing gas combi boiler, upvc double glazed window and access to boarded loft space by drop down ladder.

Bedroom:

10'3" x 8'8" (3.13m x 2.66m)

A front facing double room with views over the roof tops and towards the coast, built in wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

9'11" x 7'5" (3.03m x 2.27m)

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

Bedroom:

6'9" x 5'8" (2.08m x 1.74m)

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

Bathroom:

6'2" x 5'4" (1.88m x 1.63m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, shaver socket, extractor and stainless steel ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private paved driveway for parking and access to the rear garden.

Garden:

To the rear of the property is a low maintenance fenced garden. Indian stone paving, water point and two sheds with power and lighting.

Notes:

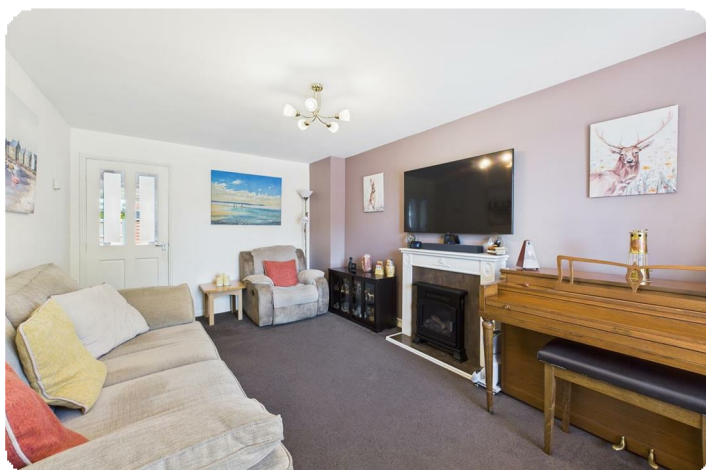
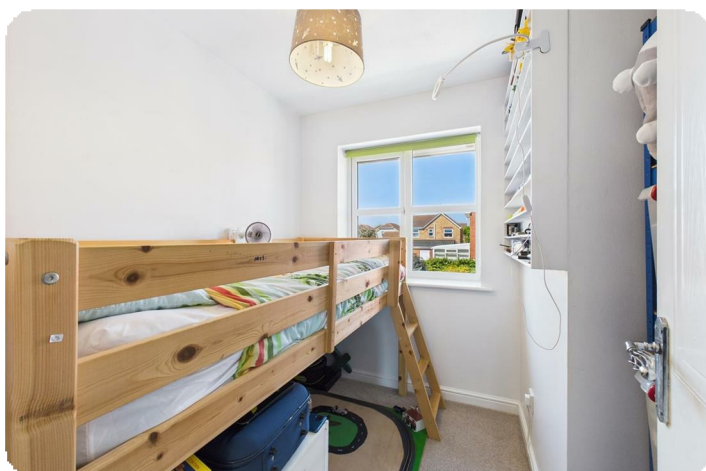
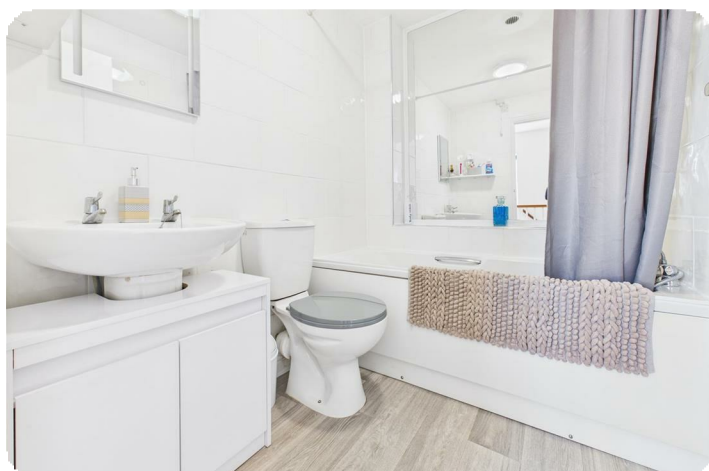
Council tax band: C

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



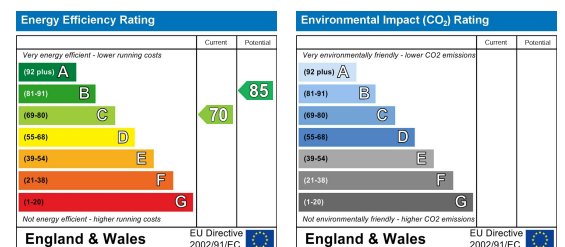
Floor Plan



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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