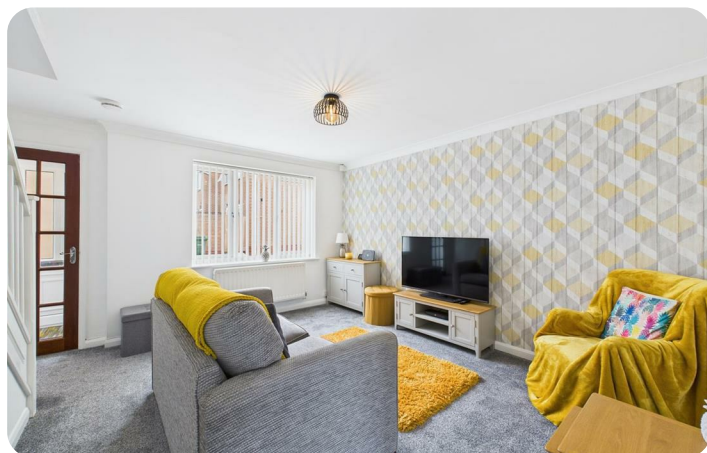




6 Aysgarth Rise, Bridlington, YO16 7HX

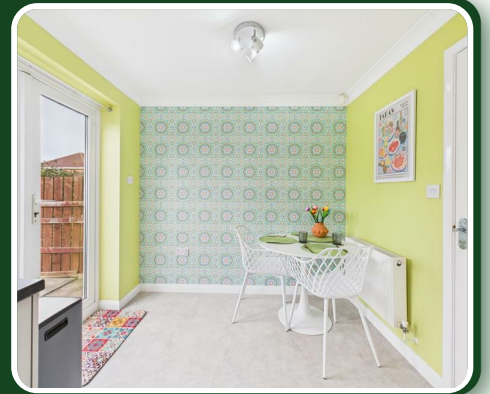
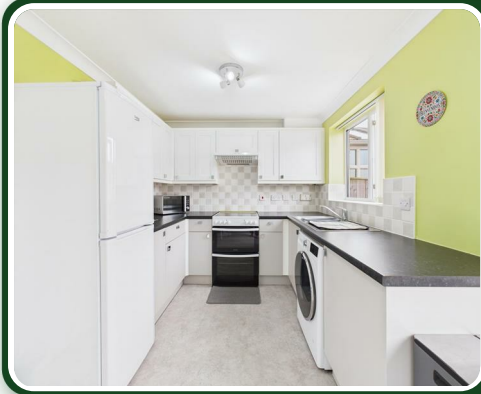
Price Guide £169,950



6 Aysgarth Rise

Bridlington, YO16 7HX

Price Guide £169,950



Welcome to Aysgarth Rise in the coastal town of Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers seeking a move-in ready home.

The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. With two well-proportioned bedrooms and a modern bathroom, this residence is designed for comfortable living.

The current owner has thoughtfully modernised the home throughout, featuring a stylishly replaced kitchen and bathroom, along with fresh decoration and new flooring that enhances the overall appeal. The property also includes a garage and parking space, providing convenience for residents.

Situated within easy reach of Marton Road, this location offers local amenities. Primary and secondary schools are nearby, additionally, a supermarket and various shops are just a short distance away, ensuring that daily necessities are easily accessible.

This property must be viewed to truly appreciate all that it has to offer. With its modern features and prime location, it is a fantastic opportunity for anyone looking to establish their first home. Don't miss out on the chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner lobby, door into the lounge.

Lounge:

13'8" x 13'1" (4.19m x 4.01m)

A front facing room, understairs storage cupboard housing gas combi boiler fitted in 2023, upvc double glazed window, central heating radiator and staircase to the first floor.

Kitchen/diner:

13'7" x 8'0" (4.16m x 2.45m)

Fitted with a range of modern base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Upvc double glazed window.

Bedroom:

11'2" x 10'3" (3.42m x 3.13m)

A front facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

Bedroom:

9'10" x 7'10" (3.00m x 2.40m)

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

Bathroom:

6'7" x 5'5" (2.01m x 1.66m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and column radiator.

Exterior:

To the front of the property is a small pebbled garden area and private paved driveway leading to the garage.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn with borders.

Garage:

New electric door, power and lighting.

Notes:

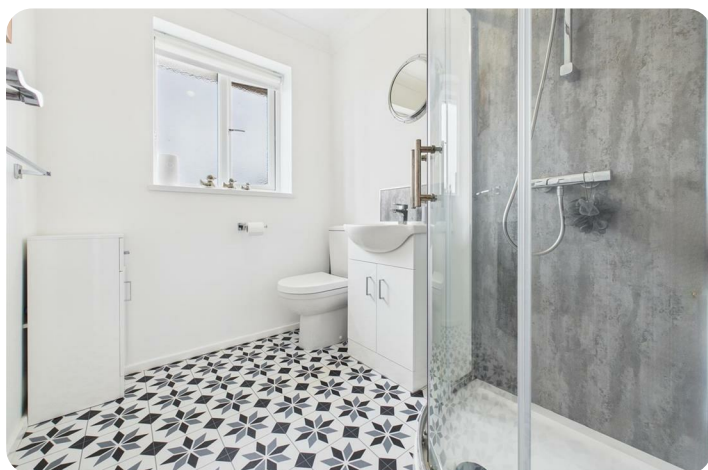
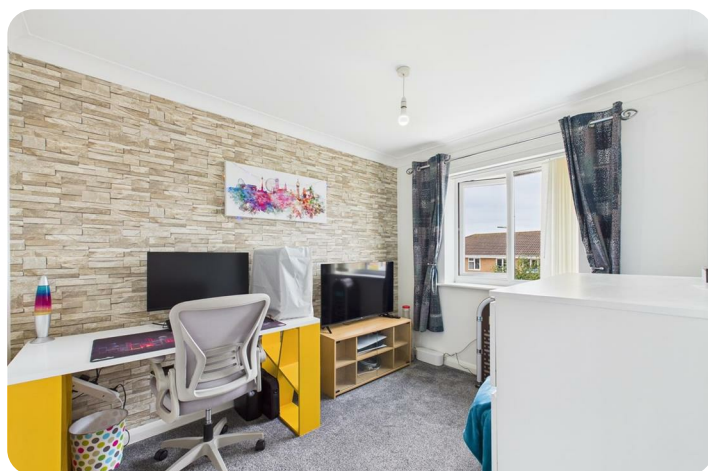
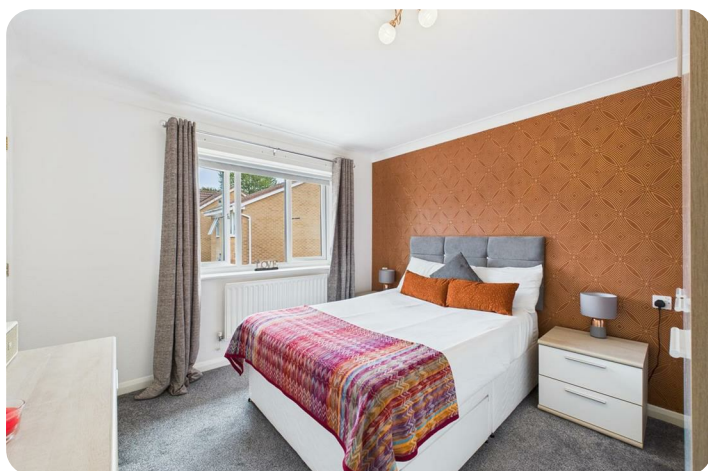
Council tax band B

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



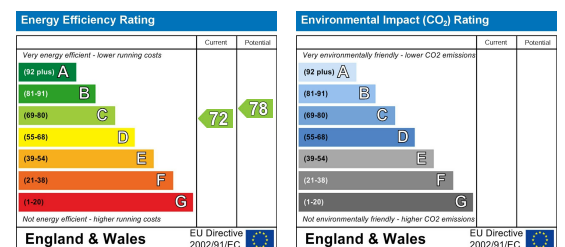
Floor Plan



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

