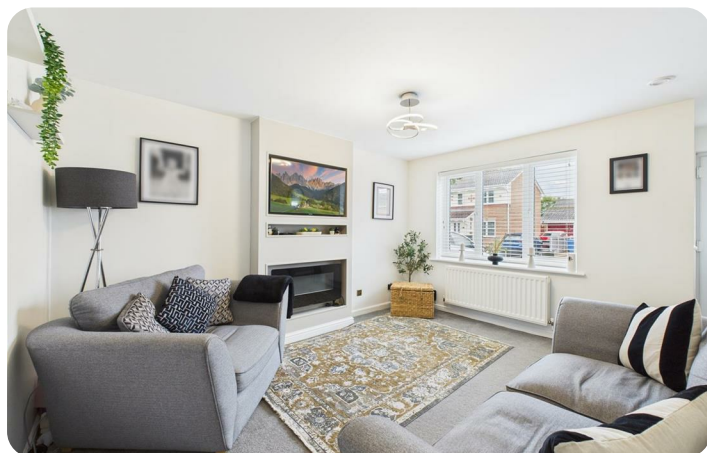




78 Aysgarth Rise, Bridlington, YO16 7HX

Price Guide £175,000



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Welcome to Aysgarth Rise in Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers seeking a modern and comfortable home.

The house has been tastefully modernised by the current owners, who have invested in significant upgrades over the past five years. New windows, a contemporary kitchen, and a stylish bathroom have all been installed, alongside fresh décor and new flooring throughout. The property is in move-in condition, allowing you to settle in without the need for immediate renovations.

The location is particularly advantageous, as it is conveniently situated near a variety of local amenities. Residents will find a supermarket, an array of shops, schools, and public transport options within easy reach. A local public house and restaurant are nearby, providing excellent options for dining and socialising.

Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner lobby, upvc double glazed window.

Lounge:

13'7" x 12'11" (4.16m x 3.94m)

A front facing room, media wall, modern electric wall mounted fire, understairs storage cupboard, upvc double glazed window and central heating radiator.

Kitchen/diner:

13'8" x 8'1" (4.18m x 2.47m)

Fitted with a range of modern base and wall units, sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, part wall tiled and integrated fridge/freezer. Upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Upvc double glazed window and access to the loft space.

Bedroom:

11'3" x 10'2" (3.44m x 3.11m)

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

Bedroom:

9'9" 7'11" (2.99m 2.43m)

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

Bathroom:

6'8" x 5'6" (2.04m x 1.68m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and chrome 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.

Garden:

To the rear of the property is a fenced garden. Paved patio, lawn, further paved patio and a timber built shed.

Notes:

Council tax band: B

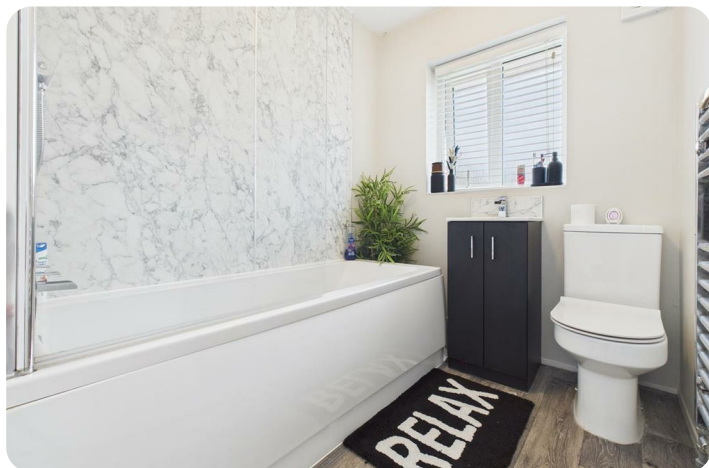
Purchase procedure

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



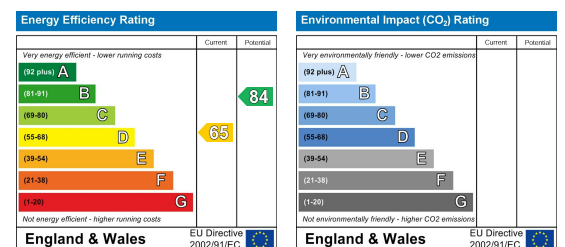
Floor Plan



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.



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