



**BELT**  
ESTATE AGENCY

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**108 Aysgarth Rise, Bridlington, YO16 7HX**

**Price Guide £190,000**



# 108 Aysgarth Rise

Bridlington, YO16 7HX

Price Guide £190,000



Welcome to Aysgarth Rise in the coastal town of Bridlington, this detached house presents an excellent opportunity for families seeking a comfortable and convenient home.

Comprising three well-proportioned bedrooms, a well appointed bathroom, ground floor wc, one reception room and kitchen/diner.

Situated just a short stroll from Marton Road. Families will appreciate the proximity to both primary and secondary schools, making the morning school run a breeze. Additionally, a nearby supermarket and various shops provide all the essentials.

Currently let, this property can also be sold with vacant possession, providing flexibility for potential buyers.

Whether you are looking for a family home or an investment opportunity, this detached house must be viewed.

## Entrance:

Door into inner hall, double glazed window and central heating radiator.

## Wc:

5'9" x 2'5" (1.76m x 0.76m)

Wc, wash hand basin with vanity unit, part wall tiled, double glazed window and central heating radiator.

## Lounge:

15'7" x 14'6" (4.76m x 4.42m)

A front facing room, electric fire with a wood surround, double glazed window, central heating radiator and staircase to the first floor.

## Kitchen/diner:

14'4" x 8'3" (4.38m x 2.52m)

Fitted with a range of base and wall units, sink unit, electric oven, gas hob with extractor over. Understairs storage cupboard, part wall tiled, plumbing for washing machine and dishwasher. Double glazed window, central heating radiator and upvc double glazed patio doors onto the garden.

## First floor:

Upvc double glazed window.

## Bedroom:

13'3" x 8'5" (4.04m x 2.59m)

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

## Bedroom:

10'8" x 8'0" (3.26m x 2.46m)

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

## Bedroom:

7'2" x 5'10" (2.19m x 1.78m)

A front facing single room, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

### **Bathroom:**

6'1" x 5'6" (1.86m x 1.70m)

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

### **Exterior:**

To the front of the property is a open pan garden with lawn. To the side elevation is a private paved driveway leading to the garage and gated access to the rear garden.

### **Garden:**

To the rear of the property is a south facing garden. Paved patio to lawn and decked patio.

### **Garage:**

Up and over door.

### **Notes:**

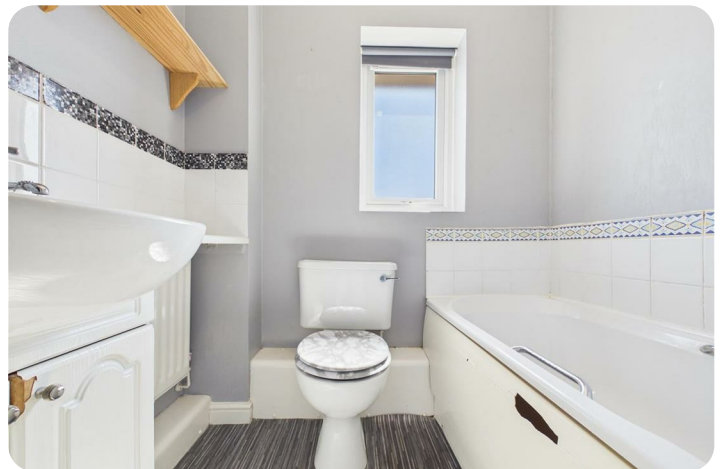
Council tax band: C

### **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



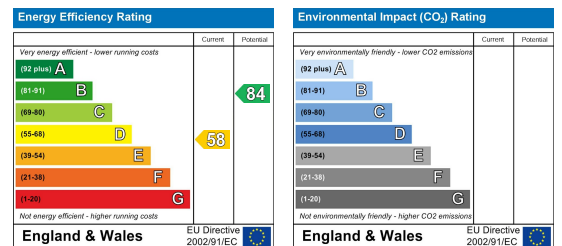
## Floor Plan



## 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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