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54 Aysgarth Rise, Bridlington, YO16 7HX

Price Guide £260,000

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The Property Ombudsman

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54 Aysgarth Rise

Bridlington, YO16 7HX

Price Guide £260,000

Welcome to Aysgarth Rise in the coastal town of Bridlington. This detached house presents an ideal family home.
The property features two reception rooms plus a conservatory offering ample space for both relaxation and entertaining. The three well-appointed bedrooms provide comfortable living quarters, while the two newly renovated bathrooms ensure modern convenience for the whole family.
The house is well presented throughout and features an air source heat pump and solar panels, making it an energy-efficient choice for environmentally conscious buyers.
Situated in a popular residential area just off Marton Road, this home is conveniently located near primary and secondary schools, a supermarket, local shops, a post office, and a public house.
This property on Aysgarth Rise is perfect for families with its modern features and convenient location, it is sure to attract interest from discerning buyers.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and staircase to the first floor.

Cloakroom:

5'6" x 2'8" (1.68m x 0.83m)
Wc, wash hand basin with vanity unit, floor tiled, upvc double glazed window and central heating radiator.

Lounge:

16'10" x 12'3" (5.14m x 3.75m)
A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and two central heating radiators. Archway into the dining room.

Dining room:

11'3" x 8'0" (3.44m x 2.46m)
A rear facing room, central heating radiator and upvc double glazed french door into the conservatory.

Upvc conservatory:

13'6" x 8'10" (4.13m x 2.71m)
Over looking the garden, central heating radiator.

Kitchen/diner:

16'2" x 11'2" (4.93m x 3.42m)
Fitted with a range of base and wall units, sink unit, electric oven, gas hob with extractor over. Integrated fridge, part wall tiled, floor tiled, understairs storage cupboard, upvc double glazed window, two central heating radiators and upvc double glazed french doors onto the garden.

Utility:

6'11" x 5'3" (2.12m x 1.62m)
Plumbing for washing machine and dishwasher. Central heating radiator, floor tiled and upvc double glazed door to the side elevation.

First floor:

Built in storage cupboard housing hot water store.

Bedroom:

12'1" x 8'3" (3.70m x 2.54m)
A rear facing double room, upvc double glazed window and central heating radiator.

En-suite:

6'8" x 4'6" (2.05m x 1.38m)
Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

11'3" x 8'11" (3.43m x 2.73m)
A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

8'7" x 6'10" (2.62m x 2.09m)

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

Bathroom:

6'2" x 6'1" (1.89m x 1.87m)

Comprises a modern suite, 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 chrome ladder radiator.

Exterior:

To the front of the property is a block paved forecourt with ample parking.

Garden:

To the rear of the property is a fenced garden, paved patios, lawn, borders of shrubs and bushes. A timber built shed.

Garage:

16'11" x 8'9" (5.16m x 2.69m)

Electric door, power and lighting.

Notes:

Council tax band: D

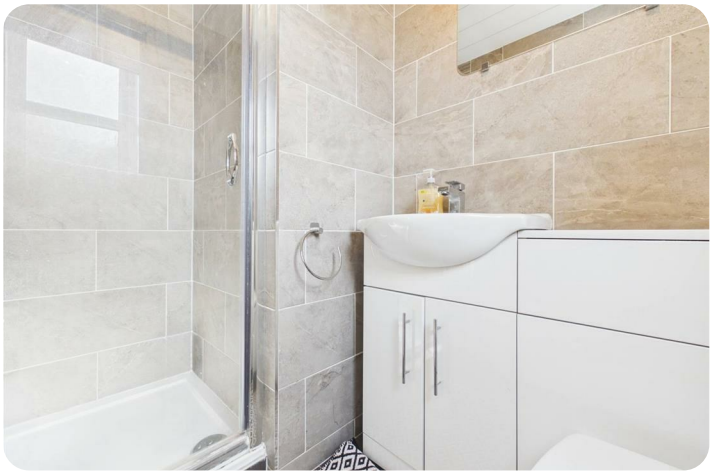
The property has solar panels and air source heat pump which are owned by the property and the owner benefits with cheaper utility bills.

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.



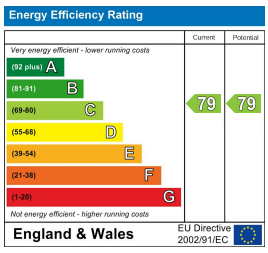
Road Map | Hybrid Map | Terrain Map

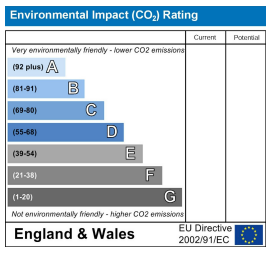
Floor Plan

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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