Ullyotts Est. 1891 Estate Agents



113 Aysgarth Rise
Bridlington
YO16 7HU

ASKING PRICE OF

£175,000

2 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01262 401401



Garden

2 | 1 | 1 | Off Road Parking | Gas Central Heating

113 Aysgarth Rise, Bridlington, YO16 7HU

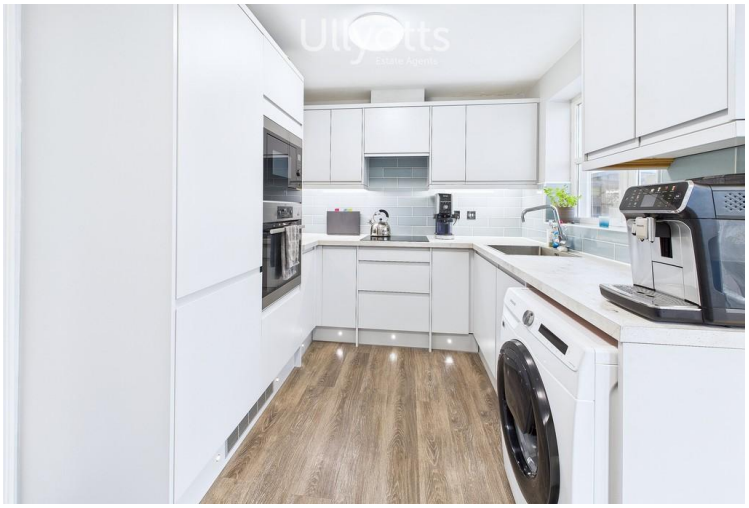
A well-presented two-bedroom semi-detached house, set on a good-sized plot with ample parking. The ground floor comprises of a spacious lounge, a dining kitchen, and a conservatory, while the first floor offers two bedrooms and a bathroom. The property also benefits from a generous rear garden, making it an ideal purchase for first-time buyers.

Aysgarth Rise is on the north side of the town and is a sought-after residential area offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store. The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington is a popular coastal town on the East Yorkshire coast, known for its award-winning beaches, bustling harbour, and welcoming community. The town offers a good range of local shops, cafés, and leisure amenities, with plenty of opportunities to enjoy the outdoors and local events. It also has a proud sporting tradition, with local clubs such as Bridlington Town playing an active role in community life.



Lounge



Kitchen



Dining Area



Kitchen/Dining Area

Accommodation

ENTRANCE

The property is entered via a composite door into a welcoming entrance area, featuring a side window with fitted shutters. This space opens into the lounge, which also provides access to the staircase leading to the first-floor landing.

LOUNGE

13' 10" x 13' 5" (4.24m x 4.09m)

The lounge features grey wood-effect laminate flooring, a feature wallpapered wall, and a radiator. There is an understairs storage cupboard and a door leading through to the dining kitchen, which benefits from a window to the front elevation fitted with shutters.

KITCHEN/DINING AREA

13' 8" x 9' 9" (4.19m x 2.98m)

The recently refitted kitchen features a range of pale grey, handleless wall, base, and drawer units with worktops over, complemented by a brick-effect tiled splashback, wood-effect flooring, under-unit lighting, and kickboard lighting. Integrated appliances include an AEG oven and microwave, fridge freezer, dishwasher, induction hob, and extractor fan, with additional space for a washing machine. An inset stainless-steel sink with mixer tap is positioned beneath a window to the rear elevation. The room also benefits from a radiator, space for a dining table, and a door leading through to the conservatory.

CONSERVATORY

10' 7" x 8' 11" (3.25m x 2.72m)

The conservatory, constructed from brick and uPVC, features wood-effect laminate flooring and a door providing direct access to the garden, creating a bright and versatile living space.

LANDING

5' 10" x 2' 11" (1.78m x 0.90m)

The landing offers a window to the side, loft hatch and doors to both bedrooms and the family bathroom.



Conservatory



Landing



Bedroom 1



Bedroom 2

BEDROOM 1

11' 4" x 10' 6" (3.46m x 3.22m)

The master bedroom features a window to the front elevation with fitted shutters, a radiator and a storage cupboard housing the gas central heating boiler.

BEDROOM 2

10' 0" x 7' 11" (3.06m x 2.43m)

The second bedroom features a window to the rear elevation with a partial sea view and a radiator.

BATHROOM

6' 9" x 5' 6" (2.07m x 1.69m)

The family bathroom is beautifully presented, featuring wood-effect flooring and fully tiled walls. There is a panelled bath with a glass screen and a thermostatic waterfall shower, complete with an inset shelf for toiletries. The room also includes a vanity wash hand basin, WC, heated towel ladder, and two storage units- one of which is a mirrored unit above the basin with lighting. Inset spotlighting with a dimmer switch illuminates the space and a window to the rear elevation provides natural light and ventilation.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

Parking is available at the front of the property on a driveway, providing convenient off-street space for vehicles.



Bathroom



Hot Tub



Garden



Rear Elevation

OUTSIDE

To the front, the property opens onto a driveway and parking area, bordered with slate chippings, with a paved pathway leading to the front door and along the side of the property with room for a large shed. The side garden features an expanse of lawn, providing additional outdoor space and access round to the rear. At the rear, the south-facing garden offers a paved seating and dining area, space for a hot tub (available by separate negotiation), and a patch of astro turf, creating a versatile and low-maintenance outdoor space.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE – RATED C

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

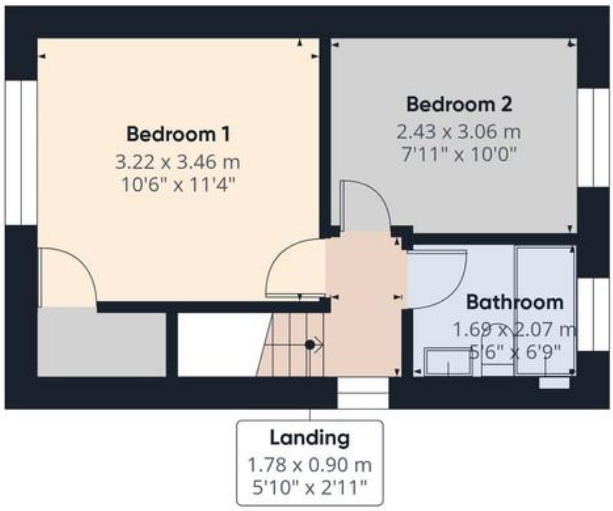
Strictly by appointment with Ullyotts 01262 401401 Option 1

Regulated by RICS

The digitally calculated floor area is (64.7 m2 697ft2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

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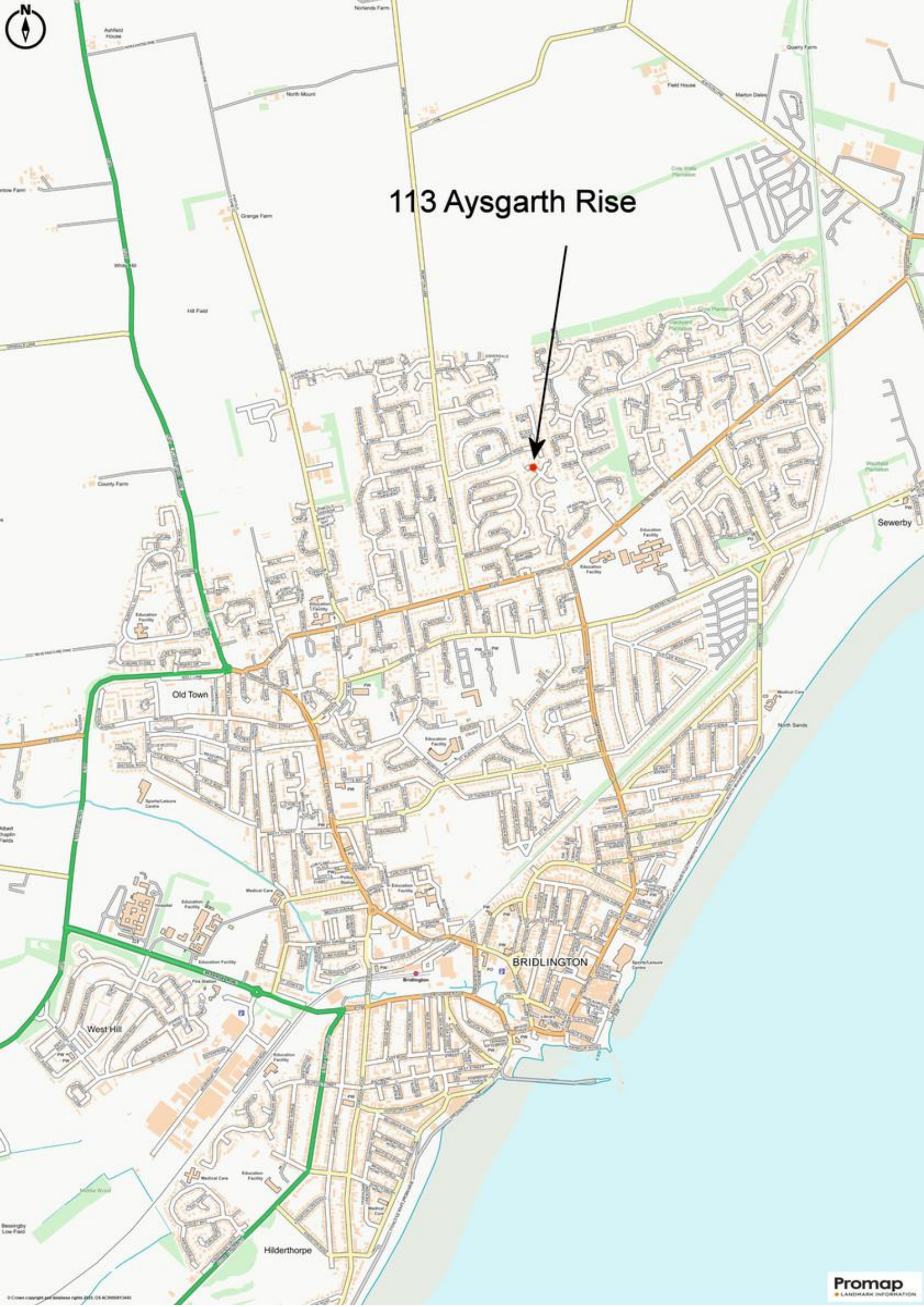
Approximate total area(1)

64.7 m²
697 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


113 Aysgarth Rise
N
Old Town
BRIDLINGTON
West Hill
Hilderthorpe
Sewerby
North Sands
Promap

Est. 1891

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RICS

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