



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



71 Aysgarth Rise, Bridlington, YO16 7HU

Price Guide £299,950



71 Aysgarth Rise

Bridlington, YO16 7HU

Price Guide £299,950



A well presented three bedroom detached bungalow located within a popular residential area just off Marton Road. Within close proximity there are primary and secondary schools, a supermarket, local shops, post office and a public house & restaurant. Also located close to a regular bus route with links to the town centre. Ideal for retirement.

The property comprises: cloakroom, kitchen, three double bedrooms, spacious lounge/diner, sun room, one en-suite and bathroom. Exterior: private enclosed rear garden, private driveway and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Cloakroom:

5'2" x 3'8" (1.58m x 1.14m)

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

Kitchen:

12'0" x 8'2" (3.66m x 2.51m)

Fitted with a range of base and wall units, under cupboard lighting, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, integrated fridge, freezer and dishwasher, upvc double glazed window and central heating radiator.

Bedroom:

11'10" x 8'2" (3.62m x 2.51m)

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

Lounge/diner:

19'10" x 12'7" (6.05m x 3.85m)

A spacious rear facing room, gas fire with marble inset and wood surround. Upvc double glazed window, two central heating radiators and upvc double glazed french doors into.

Sun room:

16'11" x 9'5" (5.18m x 2.88m)

Overlooking the garden, upvc double glazed windows and central heating radiator.

Inner hall:

Built in storage cupboard housing hot water store.

Bedroom:

10'7" x 9'5" (3.25m x 2.89m)

A rear facing double room, central heating radiator and archway into:

En-suite:

7'4" x 7'3" (2.26m x 2.21m)

Over looking the garden comprising Jacuzzi bath with shower attachment, shower cabin, wc and wash hand basin with vanity unit. Part wall tiled, stainless steel ladder radiator, central heating radiator and upvc double glazed windows.

Bedroom:

11'6" x 9'5" (3.51m x 2.89m)

A side facing double room, two upvc double glazed windows and central heating radiator.

Bathroom:

6'6" x 6'3" (1.99m x 1.93m)

Comprises bath with plumbed in shower above, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a enclosed garden with lawn and block paved forecourt. To the side of the property is a private driveway leading to the garage,

Garden:

To the rear of the property is a private enclosed garden. Block paved patio with gazebo, large brick built pond, well established borders of shrubs and bushes. A shed, security lighting and water point.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band: D

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.



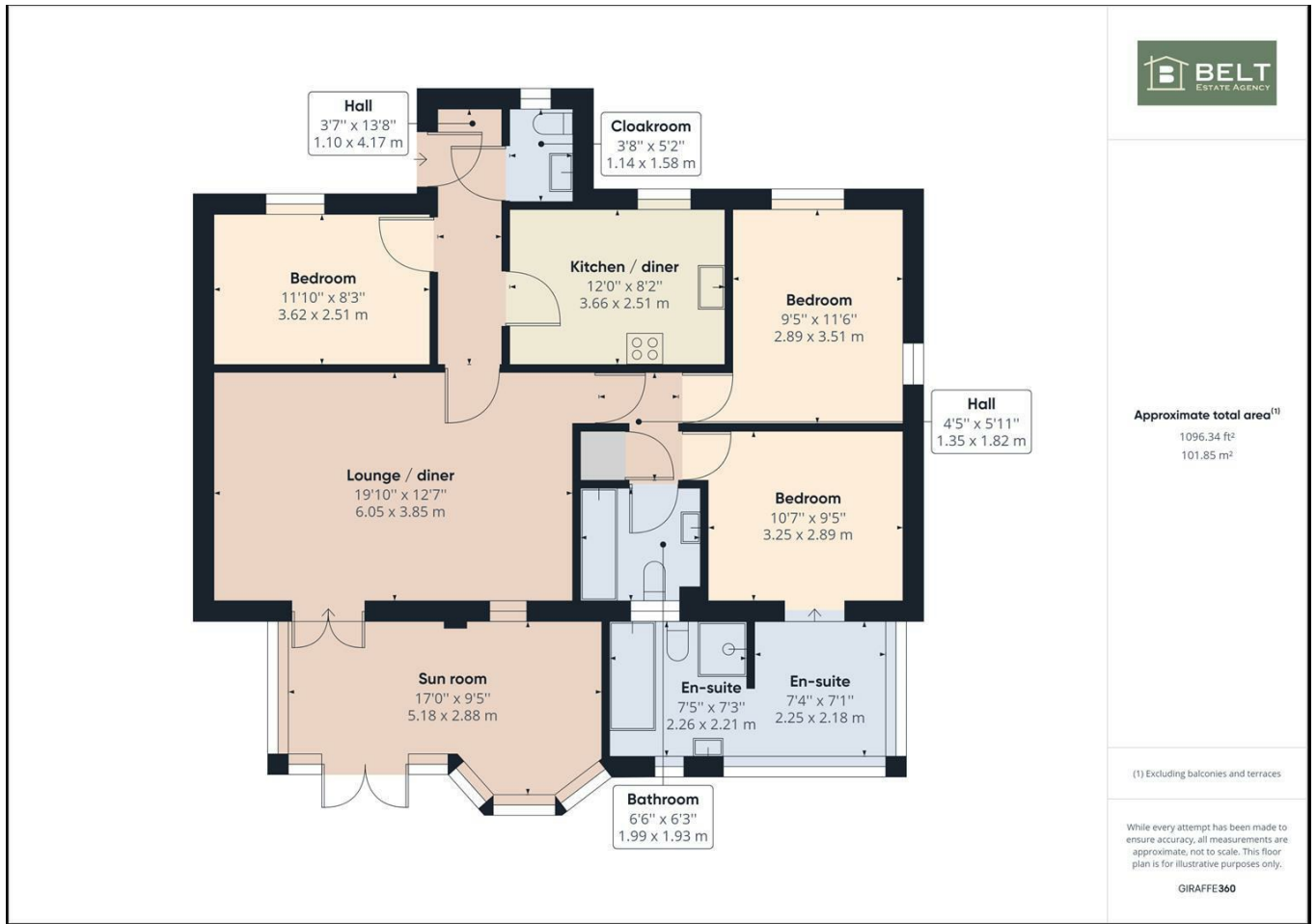
Road Map

Hybrid Map

Terrain Map



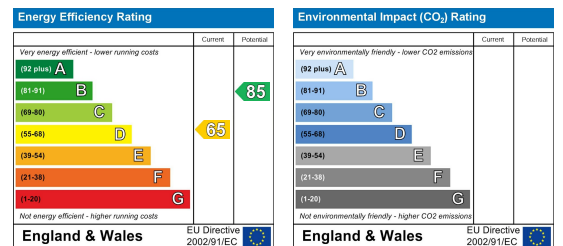
Floor Plan



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.beltstateagents.co.uk

