



94 Aysgarth Rise, Bridlington, YO16 7HX

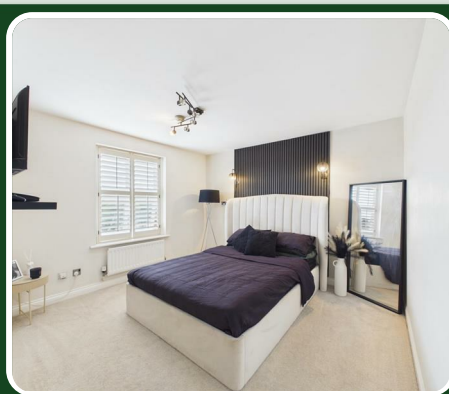
Price Guide £320,000



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Bridlington, YO16 7HX

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Welcome to the desirable area of Aysgarth Rise in the coastal town of Bridlington. This impressive four-bedroom detached house offers a perfect blend of comfort and modern living.

The property boasts generous living accommodation of a well-designed space, making it an ideal family home.

As you enter, you are greeted by an inviting reception room and kitchen/diner providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the large sunroom at the rear, which overlooks the garden, allowing natural light to flood in and creating a warm, welcoming atmosphere. This extension enhances the living experience, making it perfect for family gatherings or quiet evenings at home. The property features four spacious bedrooms, ensuring that everyone has their own private retreat. With two well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The location is particularly advantageous, as it is conveniently situated near primary and secondary schools, a supermarket, local shops, a post office, and a public house, making daily errands and family activities easily accessible.

This house is not to be missed.

Entrance:

Composite stable door into inner porch, courtesy door into the garage and door leads directly into the lounge.

Lounge:

16'6" x 13'4" (5.05m x 4.08m)

A spacious front facing room, inset multi fuel burning stove with tiled surround, feature wall panelling, two understairs storage cupboards, two upvc double glazed window, upvc double glazed bay window and two central heating radiators.

Kitchen/diner:

25'5" x 9'2" (7.76m x 2.80m)

Fitted with a range of modern base and wall units, solid wood worktops, one and a half sink unit, part wall tiled, space for

fridge/freezer and cooker. Wine cooler, plumbing for dishwasher, gas boiler, two upvc double glazed windows, central heating radiator and two upvc double glazed french doors into the sun room.

Sun room:

25'11" x 8'8" (7.92m x 2.65m)

A spacious second reception room over looking the garden, utility area with plumbing for washing machine and space for a tumble dryer. Upvc double glazed windows and upvc double glazed french doors.

First floor:

Feature wall panelling and access to a part boarded loft space by drop down ladder.

Bedroom:

13'3" x 11'3" (4.06m x 3.45m)

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

En-suite:

5'9" x 5'3" (1.77m x 1.62m)

Comprises modern suite, shower cubicle with plumbed in rainfall shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and ladder radiator.

Bedroom:

13'3" x 11'3" (4.06m x 3.45m)

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

Bedroom:

11'5" x 9'3" (3.49m x 2.84m)

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

Bedroom:

8'7" x 8'6" (2.63m x 2.61m)

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

Bathroom:

6'10" x 6'2" (2.09m x 1.90m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin unit with vanity unit. Full wall tiled, floor tiled, built in cupboards, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden area with lawn and block paved driveway with ample parking. Gated access at both sides of the property to the rear garden.

Garden:

To the rear of the property is a fenced enclosed garden. Patio area to lawn, timber built summerhouse/workshop with power and lighting and pergola.

Garage:

17'5" x 8'3" (5.33m x 2.53m)

Electric roller 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



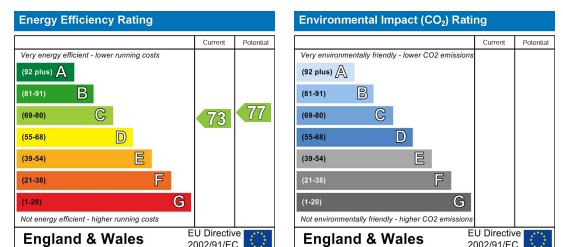
Floor Plan



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.