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**121 Aysgarth Rise, Bridlington, YO16 7HU**

**Price Guide £195,000**



# 121 Aysgarth Rise

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Welcome to Aysgarth Rise, Bridlington, a three bedroom detached house offering a perfect blend of comfort and convenience.

Set on a generous corner plot, the property benefits from a good-sized garden, offering a wonderful outdoor space for children to play or for hosting summer barbecues.

Situated within easy reach of Marton Road, you will find local primary and secondary schools, a supermarket, various shops, and a welcoming public house, all just a short distance away. This makes it an excellent choice for families

The property comprises: wc, lounge and modern kitchen/diner. First floor: three bedrooms and modern bathroom. Exterior: private driveway, good size rear garden and garage. Upvc double glazing and gas central heating.

This well-maintained detached house in Bridlington is in walk-in condition and offers a fantastic opportunity for those seeking a modern home in a convenient location. Don't miss the chance to make this lovely property your own.

## **Entrance:**

Composite door into inner hall, oak flooring, upvc double glazed window and central heating radiator.

## **Wc:**

5'8" x 2'6" (1.74m x 0.78m)

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

## **Lounge:**

15'7" x 14'4" (4.76m x 4.37m)

A front facing room, modern electric wall mounted fire, oak flooring, upvc double glazed window, two central heating radiators and staircase to first floor.

## **Kitchen/diner:**

14'3" x 8'2" (4.36m x 2.49m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and gas hob with stainless steel extractor. Plumbing for washing machine, understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

## **First floor:**

Upvc double glazed window.

## **Bedroom:**

13'3" x 8'4" (4.04m x 2.56m)

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

## **Bedroom:**

10'7" x 8'0" (3.25m x 2.45m)

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

## **Bedroom:**

7'1" x 5'8" (2.18m x 1.73m)

A front facing single room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

## **Bathroom:**

6'0" x 5'5" (1.83m x 1.67m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Wall

panelling, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

### Exterior:

To the front of the property is a paved garden area with raised pebbled borders. Private driveway for parking leading to the garage.

### Garden:

A fenced garden sits at the rear of the property, offering a private outdoor retreat that unfolds in distinct, inviting layers. A smartly paved patio leads you out from the house, perfect for morning coffee or relaxed evening dining, before giving way to a generous stretch of lawn that brings a soft, open feel. Toward the back, a raised decked patio creates a second, more elevated spot to unwind — ideal for soaking up the sun or hosting friends in a space that feels like its own little hideaway.

### 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.



