



Aysgarth Rise, Bridlington, YO16 7HX

- Detached Home
- Well-Maintained By The Current Owner
- Beautifully Kept Rear Garden
- Desirable North-Side Location
- Three Bedrooms
- Sun Room
- Off-Road Parking & Garage/Storage
- EPC Rating: C

Fixed Asking Price £240,000



32 Aysgarth Rise, Bridlington, YO16 7HX

DESCRIPTION

Offering excellent curb appeal and beautifully maintained accommodation throughout, this attractive three bedroom detached house occupies a desirable position on Aysgarth Rise, on the North Side of Bridlington. The property boasts a block paved driveway, neat front garden and garage which has been split to create additional storage, with well-proportioned and versatile living space.

The welcoming entrance hall leads into the bright and airy lounge, positioned at the front of the property and featuring an attractive fireplace. An archway opens into the separate dining area, providing plenty of space for a family dining table whilst offering the flexibility to be used as a hobby space or home office.

A lovely sun room extends from the dining area and is currently used as an additional living space, overlooking the beautifully maintained rear garden. The modern kitchen features a range of wall and base units, providing excellent storage and preparation space, together with an integrated hob and oven. There is also space for casual dining and access to the rear garden. A useful utility room provides space for essential appliances and downstairs WC completes the ground floor.

Upstairs, there are three generously proportioned bedrooms, including two spacious doubles and a generous single. Both double bedrooms benefit from fitted storage, while the main bedroom also has an en-suite shower room. The family bathroom features a three-piece suite with tiled walls.

The beautifully landscaped rear garden has been meticulously maintained by the current owner and provides a wonderful outdoor space. It features a well-kept lawn, raised decking seating area and attractive planted borders.

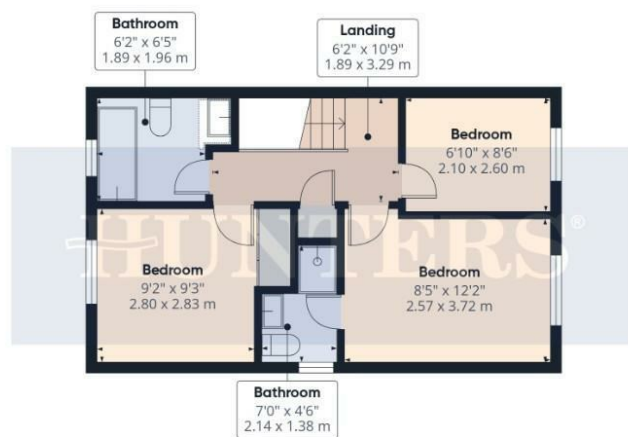
The property is close to a range of amenities, including local shops, the popular Friendly Foresters pub, primary and secondary schools and transport links. Offering well-presented and versatile accommodation in a popular residential area, this lovely home would suit a range of buyers!







Ground Floor



Floor 1



HUNTERS®

Approximate total area⁽¹⁾
1178 ft²
109.4 m²

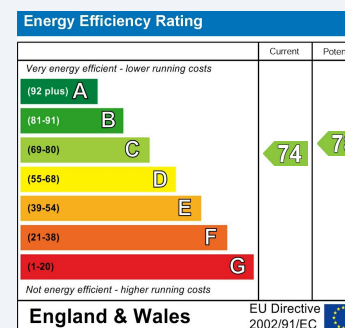
(1) Excluding balconies and terraces

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

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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