



BELT
ESTATE AGENCY

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

Telephone: 01262 672253 - Fax: 01262 606929

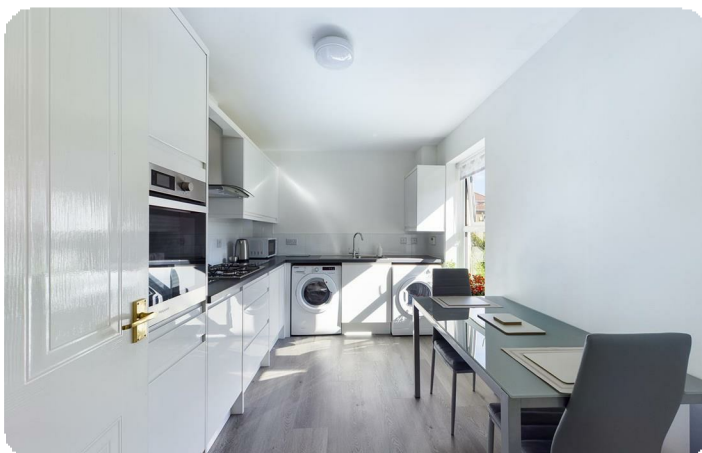
Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



59 Aysgarth Rise, Bridlington, YO16 7HU

Price Guide £259,950



59 Aysgarth Rise

, Bridlington, YO16 7HU

Price Guide £259,950



A light and airy three bedroom detached bungalow which has been extensively modernised by the present owners. Works include new kitchen, bathroom, boiler, all upvc double glazing, re-decoration throughout, new flooring and the guttering and fascias have been replaced. Located within a popular residential area just off Marton Road, Bridlington. Within close proximity there are primary and secondary schools, a supermarket, local shops, post office and a public house & restaurant. The house is located close to a regular bus route with links to the town centre. Ideal for retirement. Early viewing advised.

The property comprises: Cloakroom, modern kitchen/diner, spacious lounge/diner over looking the garden, three double bedrooms and modern bathroom. Exterior: Superb established rear garden and private driveway for parking and garage. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, central heating radiator.

Cloakroom:

5'0" x 3'6" (1.54m x 1.08m)

A modern suite, wc, wash hand basin with vanity unit, part wall tiled, floor tiled, stainless steel ladder radiator and upvc double glazed window.

Kitchen/diner:

11'10" x 8'2" (3.62m x 2.50m)

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

Bedroom three:

11'11" x 8'2" (3.65m x 2.51m)

A front facing double room currently used as an office, upvc double glazed window and central heating radiator.

Lounge/diner:

19'10" x 12'5" (6.05m x 3.79m)

A spacious rear facing room over looking the garden, electric fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Inner hall:

Built in storage cupboard housing hot water store.

Bedroom one:

9'8" x 9'4" (2.95m x 2.86m)

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

Bedroom two:

10'5" x 9'3" (3.19m x 2.83m)

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

Bathroom:

6'5" x 6'2" (1.98m x 1.88m)

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

Exterior:

To the front of the property is a hedged enclosed garden with lawn. To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a beautiful good sized enclosed garden. Paved patio to lawn with well stocked borders of plants, shrubs and bushes. A superb summer house.

Garage:

17'8" x 8'7" (5.41m x 2.62m)

Up and over door power, lighting and fitted cupboards.

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:

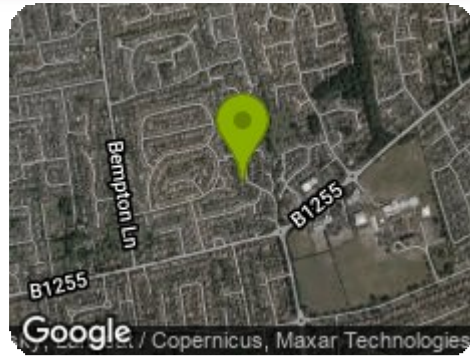
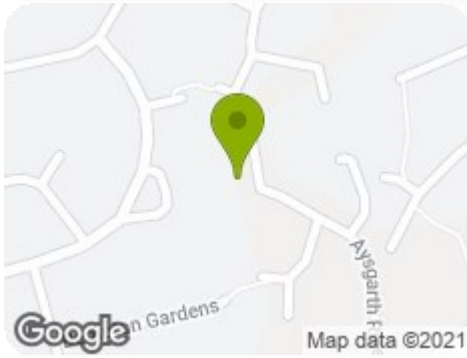
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



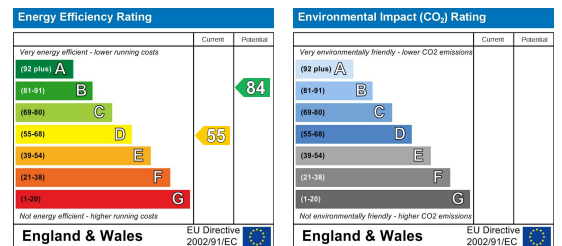
Floor Plan



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

