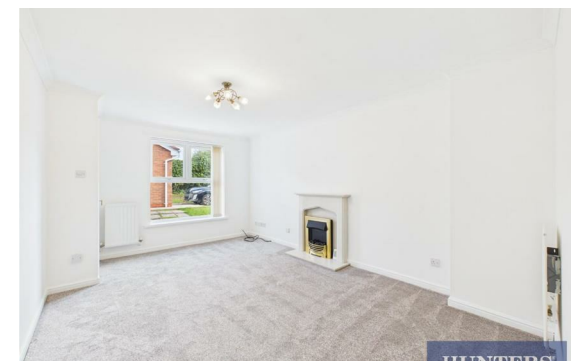




Aysgarth Rise, Bridlington, YO16 7HX

- Semi-Detached Home
- Conservatory
- Well-Presented Throughout
- Driveway & Single Garage
- EPC Grade: D
- Three Bedrooms
- Modern Shower Room With Walk-In Shower
- Rear Garden
- Located In A Desirable Area

Asking Price £170,000



138 Aysgarth Rise, Bridlington, YO16 7HX

DESCRIPTION

Situated in the popular and peaceful setting of Aysgarth Rise, this well-maintained semi-detached home would make an excellent first-time purchase or family home. Offering comfortable accommodation, a generous garden, driveway and single garage, the property provides a fantastic opportunity for those looking to make a home their own.

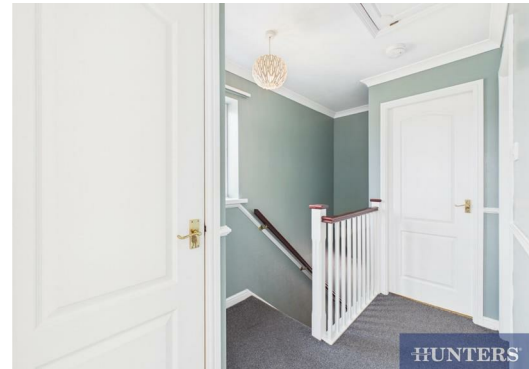
The property is approached via a useful entrance porch, leading into the welcoming entrance hall. To the front is the spacious lounge, featuring recently fitted carpet, a fireplace and plenty of space for a good range of living furniture. The room provides a comfortable and inviting space for relaxing.

To the rear is the kitchen/diner, fitted with a range of wall and base units, integrated hob, oven and fridge, together with useful under-stairs storage. There is also ample space for a dining table, making this a practical space for everyday family life. The kitchen leads through to a versatile conservatory, which provides additional living space. This could be utilised as a further sitting room, dining area, or playroom, depending on the new owner's needs.

Heading upstairs, the property offers three bedrooms, providing excellent flexibility for families, guests or those requiring space to work from home. The main bedroom benefits from fitted storage together with additional built-in wardrobe space. The modern shower room completes the first floor and features a WC, wash hand basin and walk-in shower.

Outside, the property benefits from a good-sized rear garden, predominantly laid to lawn and wrapping around towards the front of the home. The garden offers plenty of scope for the new owners to personalise and create their ideal outdoor space.

Aysgarth Rise is a desirable residential location, offering a quiet setting while remaining conveniently positioned for a range of everyday amenities. The property is close to the Co-op, the Friendly Foresters pub, and both primary and secondary schools. Schedule a viewing today!







HUNTERS®

Approximate total area⁽¹⁾

761 ft²

70.7 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

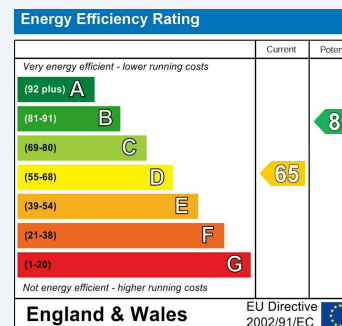
Below 5 ft/1.5 m

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.