

# Aysgarth Rise, Bridlington



- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| <b>Semi Detached House</b>          | <b>Gas Central Heating</b>          |
| <b>Three Bedrooms</b>               | <b>Private Enclosed Rear Garden</b> |
| <b>Lounge</b>                       | <b>Open Plan Front</b>              |
| <b>Kitchen/Diner</b>                | <b>Garden</b>                       |
| <b>Bathroom/WC</b>                  | <b>Long Private Driveway With</b>   |
| <b>Timber Framed Double Glazing</b> | <b>Parking For Several Vehicles</b> |

Offers Based on

**£124,950**



**Independent  
Estate Agents**

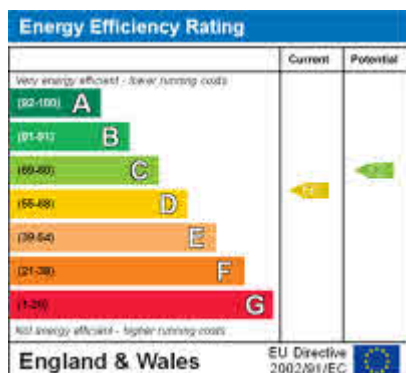
34 Quay Road  
Bridlington, YO15 2AP  
Tel: 01262 424274  
Fax: 01262 403071

[www.HomefinderLtd.co.uk](http://www.HomefinderLtd.co.uk)

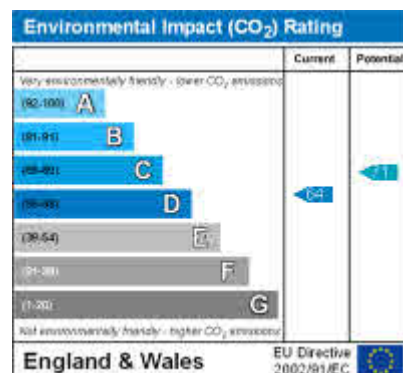
# PROPERTY SPECIFICATION

## 130 AYSGARTH RISE, BRIDLINGTON.

<b>LOCATION</b>	Situated towards the top of this popular residential development of Martongate, which is located in the Northern side of the resort. Nearby amenities include library, supermarket, pub/restaurant, schools and a bus route to the town centre.
<b>PROPERTY</b>	This modern three bedroomed semi detached house in our opinion is very reasonably priced and benefits from gas central heating, private enclosed rear garden, long private driveway with parking for several vehicles.
<b>ENTRANCE HALL</b>	With timber panelled entrance door, double panelled radiator.
<b>LOUNGE</b>	16'7'' x 10'2'' (5.05m x 3.1m) With front facing and side facing timber framed double glazed windows, electric fire with marble fire surround and marble inset and hearth, two radiators.
<b>KITCHEN/DINER</b>	13'3'' x 8'9'' (4.04m x 2.67m) Fitted with a comprehensive range of wall mounted and base level units with worktops over, gas hob and electric oven with extractor hood over, tiled to water sensitive areas, plumbing for automatic washing machine, "Potterton" central heating and hot water combination boiler, ceiling spotlights, double panelled radiator, understairs storage cupboard, UPVC double glazed doors leading to rear garden.
<b>FIRST FLOOR LANDING</b>	With gallery rail, roof void access hatch, tank and towel storage cupboard.
<b>BEDROOM 1</b>	10'3'' x 9'5'' (3.12m x 2.87m) With front facing timber framed double glazed window, walk in wardrobe, radiator.
<b>BEDROOM 2</b>	9'11'' x 7'4'' (3.02m x 2.24m) With rear facing timber framed double glazed window, laminate flooring, radiator.
<b>BEDROOM 3</b>	7'10'' x 5'8'' (2.39m x 1.73m) With rear facing timber framed window, laminate flooring, radiator.
<b>BATHROOM/WC</b>	7'8'' x 5'6'' (2.34m x 1.68m) With side facing timber framed double glazed window, fitted three piece suite comprising bath, with shower from taps, hand wash vanity unit, low flush WC, tiled to water sensitive areas, shaver point, radiator.
<b>EXTERIOR</b>	
<b>FRONT GARDEN</b>	Open plan lawned front garden.
<b>REAR GARDEN</b>	Private enclosed rear garden with lawned area, flower and shrub borders, patio area.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	Band C.
<b>VIEWING</b>	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



*NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.*