

**NEW
HOME**

**PART
EXCHANGE**

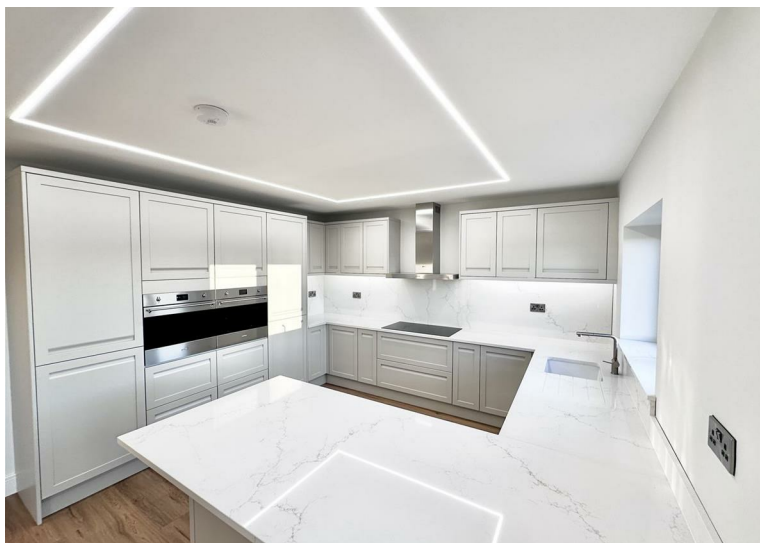


1 The Ridings Gypsy Lane, Middlesbrough, TS7 0DX
Guide Price £675,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

SHOW HOME OPEN FOR THE EASTER WEEKEND, THURSDAY TO MONDAY 10:00 TO 16:00 BUYERS INCENTIVES- CHOOSE FROM ONE OF THE FOLLOWING - 4% CASHBACK (£27,000)* RATE REDUCER - 2YEAR 0.99% SUBSIDISED MORTGAGE* STAMP DUTY / LEGAL FESS/ MOVING COSTS PAID*



Live life the way you dreamed of...

Nunthorpe is a picturesque suburb of Middlesbrough in North Yorkshire, known for its village feel, stunning countryside views, spacious properties, tranquil surroundings, excellent schools and superb transport links with Gypsy Lane train station a minute walk from the development. From here, commuting to James Cook hospital (5 mins) or Middlesbrough (11 mins) is so simple. Should you wish to head to the coast, the train line also visits Whitby, a beautiful seaside town with the journey passing through the stunning North York Moors and villages. Nunthorpe Academy School, Doctors G.P, local shops, cafés and bars are within walking distance and the larger market town of Guisborough offers several supermarkets and all amenities.

Do you want to design your own dream home?

Set over three floors with 3,195 sq ft of internal living space including the integral double garage, buyers will meet and work with the actual builder, who has been building luxury homes locally for the last 22 years. Visit your luxury new home as it is being built, ask questions to the builder whom you will have direct contact with.

To us, you are a highly valued customer, your opinion matters and we will always aim to build you exactly what you want.

Work alongside experienced professionals who want to help you create your forever home. You will get to choose everything that goes inside of your new home. In effect, a self-build opportunity, but with the safety net of an experienced professional to ensure that your new home will be exceptional, unique and stress free.

Luxury Specifications

Kitchens

- Solid Ash doors and cupboards finished to the buyers choice of colour
- Quartz worktops, buyers choice
- Smeg integrated appliances
- 900mm Smeg Induction hob
- 2 Smeg ovens
- Full size integrated Smeg larder fridge
- Full size integrated Smeg larder freezer
- Integrated Smeg dishwasher
- Smeg extractor hood
- Wine cooler
- Soft motion hinges and doors

Bathrooms:

Primary Bedroom:

- Extra large walk in Hansgrohe shower
- 2 wall hung ROCA extra wide vanity units with soft close drawers
- Modern freestanding bath
- 2 vanity mirrors with led lighting and demisters
- Wall hung W/C with concealed cistern and chrome flush plate
- Underfloor heating
- Heated towel rail
- Fully tiled with extra large 1200 x 600 tiles

- ROCA mixer taps
- Your choice of vanity colours

Bedroom Two:

- Extra large walk in Hansgrohe shower
- Wall hung ROCA extra wide vanity unit with soft close drawers
- Vanity mirror with led lighting and demister
- Wall hung W/C with concealed cistern and chrome flush plate
- Underfloor heating
- Heated towel rail
- Fully tiled with extra large 1200 x 600 tiles
- ROCA mixer tap
- Your choice of vanity colours

House Bathroom:

- Modern freestanding bath
- Extra large walk in Hansgrohe shower
- Wall hung ROCA extra wide vanity unit with soft close drawers
- Vanity mirror with led lighting and demister
- Wall hung W/C with concealed cistern and chrome flush plate
- Underfloor heating
- Heated towel rail
- Wall mounted storage
- Fully tiled with extra large 1200 x 600 tiles
- ROCA mixer tap
- Your choice of vanity colours

Heating and Electrical

- 16kw air source heat pump
- 3.6kw sleek black solar panels
- 11.6kw storage batteries
- Extra large 300 litre pressurised hot water cylinder-ensuring excellent water flow throughout the whole house
- Extra wide hot water piping throughout the house to increase flow rate and reduce energy used
- Roof insulated with 400mm fibreglass to reduce heat loss
- Ground floor insulated with 150mm Kingspan to reduce heat loss
- Triple Glazing to ALL windows and doors to reduce heat loss
- Heavily insulated plasterboards throughout the house to reduce heat loss

Cloakroom

- Feature 1100mm wide wall hung ROCA vanity unit with countertop bowl and soft close drawers and doors
- Hand made oak window board and wall shelving
- 1100mm wide ROCA mirror with led lighting
- Wall hung W/C with concealed cistern and chrome flush plate

Security

- 4K cameras with recordable hard drive
- Doorbell with camera linked to your mobile phone
- Security lighting to all four elevations with PIR sensors
- Five point locking system to all external doors

- Alarm system

External finishes

- uPVC casement windows anthracite grey outer, white inner
- Sliding triple glazed patio doors to both the kitchen and lower floor lounge
- Outside tap and electrical sockets
- Paved paths and patio in premium finishes
- Block paved driveways using premium Tegula paving
- Pre treated fencing to all plot boundaries
- Extra large concrete/brick storage room

Interior finishes

- Underfloor heating to both the lower and ground floor
- All flooring and luxury carpets with 10mm underlay included as standard
- Contemporary oak finished doors
- Recessed led lighting to the entrance hallway, cloakroom, kitchen, primary bedroom and cinema room
- LED downlights to all other areas
- Chrome ironmongery
- Modern extra high skirting boards and architraves
- Woodwork finished in Farrow and Ball colours of your choice
- Staircases with oak handrails and 10mm toughened safety glass

Further Information

The property being sold is freehold

Council: Redcar & Cleveland

Council Tax Band: TBC

SAP: 84

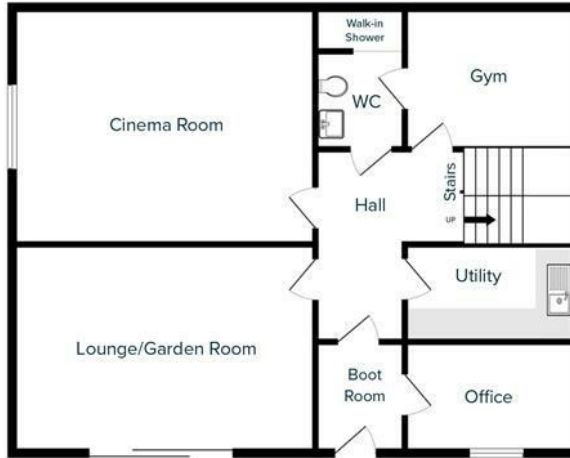
*FOR FULL TERMS AND CONDITIONS PLEASE CALL LUKE MILLER & ASSOCIATES ON 01845525112

Disclaimer

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LOWER LEVEL



GROUND FLOOR



FIRST FLOOR

The Ridings

LOWER LEVEL	SIZE (WIDTH X LENGTH)
Cinema Room	18'7" x 14'2" (5.66m x 4.33m)
Lounge/Garden Room	18'10" x 12'10" (5.75m x 3.9m)
Office	9'3" x 6'2" (2.83m x 1.87m)
Gym	10'5" x 8'4" (3.17m x 2.53m)
GROUND FLOOR	SIZE (WIDTH X LENGTH)
Garage	18'10" x 18'7" (5.73m x 5.67m)
Living	14'43" x 12'10" (4.4m x 3.9m)
Dining Area	10'24" x 12'10" (3.12m x 3.9m)
Kitchen	10'7" x 12'10" (3.25m x 3.9m)
FIRST FLOOR	SIZE (WIDTH X LENGTH)
Primary Bedroom	18'3" x 13'1" (5.57m x 4.0m)
Bedroom 2	12'10" x 9'5" (3.9m x 2.86m)
Bedroom 3	12'10" x 9'5" (3.9m x 3.26m)
Bedroom 4	16'8" x 8'8" (5.07m x 2.63m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.