



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

Plot 2, Gypsy Lane, Nunthorpe, Middlesbrough, TS7 0DX
Guide Price £649,000

SHOW HOME OPEN 10:00 - 4:00 DAILY

Stamp Duty, legal costs, estate agents' selling fees
Part Exchange Available

Buyers Incentives, to a maximum of £25,960, choose one of the following:

4% Cashback on the sale price which equates to £25,960

Rate Reducer Mortgage, for a fixed term of two years, fixed at 0.99%









The Property

The large and welcoming reception hall is the first indication of how spacious this 3,195 sq. ft. home is. With doors leading to several reception rooms and stairs to both the lower level and also first floor, this home may be ideal for both families or those simply accustomed to large living accommodations.

The living/dining room is open plan with the kitchen making this a very social space. The kitchen is fitted with solid Ash doors and cupboards finished to the buyer's choice of colour, Quartz worktops, Smeg integrated appliances including two ovens, induction hob and full-sized refrigerator and freezer, wine fridge and also dishwasher,

The lower level accommodation is perfect for larger families as the flexibility of the rooms can suit your own personal requirements. With a large lounge, cinema room, office and gym, the developers have also had the foresight to install a utility and shower room should this be an independent living level.

The bedrooms are all double-sized rooms with two of the bedrooms having luxury en-suites. The bathroom, centrally located on the landing, comprises a free-standing bath, a large walk-in shower, w.c and also a contemporary wall-hung vanity unit. The bathroom is fully tiled

Accessed from the lower level, the large and private gardens are finished with fenced borders, turfed lawns and a patio.

For today's family living, parking may be problematic on larger new estates should a family have more than two vehicles. With a double garage and parking for two vehicles on the drive, this home does have plenty of parking

Owning this home, energy savings will be extraordinary and buyers will have the knowledge and peace of mind that they will not have a large financial outlay in the near future to 'upgrade' the systems already in place.

For the full specification list, please call our office on 01845525112

Buyers Incentives

Choose one of the following:

4% Cashback on the sale price which equates to £25,960

Rate Reducer Mortgage, for a fixed term of two years, fixed at 0.99%

Stamp Duty, legal costs, estate agents' selling fees and even the home moving company invoice can be paid on your behalf*

Part Exchange Available

***A maximum total of £25,960 will be contributed to the purchaser from any one of the above-listed options. For full terms and conditions please call Luke Miller & Associates**

Location

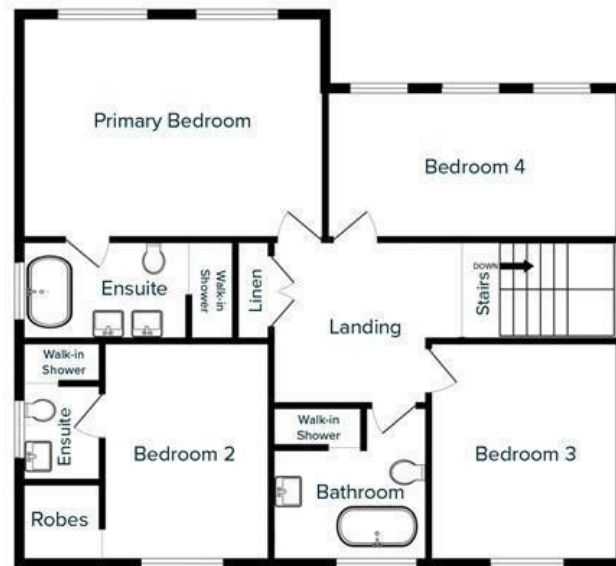
Nunthorpe is a picturesque suburb of Middlesbrough in North Yorkshire, known for its village feel, stunning countryside views, spacious properties, tranquil surroundings, excellent schools and superb transport links with Gypsy Lane train station a minute's walk from the development. From here, commuting 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.



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.



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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.