



Inglebys

Estate Agents



12 The Ridings

Saltburn-by-the-sea, TS12 1FD

£465,000



An exciting new development, The Ridings by Geffen Homes situated on the old riding school in the Victorian seaside town of Saltburn, offer fantastic build quality to all plots, spacious rooms throughout which you come to expect from Geffen builds as well as underfloor heating to the ground floor, sliding patio doors and anthracite windows and doors with contrasting sandstone sills which really set these properties apart.

The properties have been designed and built with open plan living in mind, number 12 benefits from views to the rear over New Marske and Upleatham woods.

A short walk into town, you will benefit from a vibrant seaside town with rail links, shops, bars, restaurants, not too mention the promenade and beach.

The properties can be secured with a non-refundable £1500.00 reservation fee, you will have the individuality of which kitchen fittings and design layouts you would like!



Plot 12 The Ridings benefits from a double driveway with integral generous single garage with electricity and lighting, a spacious lounge to the front with an open plan kitchen/family room to the rear with triple slide patio doors and views over fields and woodland, the addition of a separate utility and downstairs WC. Upstairs you are greeted by a spacious principal bedroom with walk in dressing room and en-suite, two further well proportioned double bedrooms and a further 'standard' double bedroom, a family bathroom with free standing bath and shower enclosure complete the upstairs layout.

There is a garden to the front and enclosed rear garden with side access.

Tenure: Freehold

Energy Performance Rating: B

Council Tax Banding: To be confirmed upon completion.

Hallway

Accessed via anthracite double glazed door to the front, underfloor heating with access to the lounge and kitchen/family room.

Lounge 14'5" x 12'1" (4.4m x 3.70m)

A spacious lounge which also benefits from underfloor heating, window to the front aspect creating a nice light and airy feel to the room.

Kitchen 12'9" x 9'2" (3.90m x 2.80m)

An open plan kitchen to the family room with underfloor heating, a window to the rear aspect, you will have the opportunity to select your own kitchen layout and fittings to individualise the property to your own style. There is access to the under-stairs storage cupboard from the kitchen also, this measures 2.90m x 0.90m.

Family Room 14'5" x 11'5" (4.40m x 3.50m)

Open plan to the kitchen, again with underfloor heating, this room brings the outside indoors with three door sliding patio doors to the rear garden. A great family/dining room area with door to the utility and downstairs WC.

Utility Room 11'5" x 6'6" (3.50m x 2.00m)

A generously proportioned utility room with fittings for washing machine and dryer, a sink unit for additional washing and window to the side aspect as well as doorway to side access, doorway to downstairs WC.

Downstairs WC 6'6" x 3'3" (2.00m x 1.00m)

With cloakroom toilet and basin.

First Floor

Principal Bedroom 14'5" x 11'1" (4.40m x 3.40m)

A spacious double bedroom with large window to the front aspect, radiator, doorway to a large walk in dressing room (2.00m x 1.70m), additional doorway to the en-suite.

En-suite 7'2" x 5'6" (2.20m x 1.70m)

A well sized en-suite with toilet, basin and shower enclosure, radiator and window to the front aspect.

Bedroom Two 14'5" x 10'2" (4.40m x 3.10m)

An extremely generous double bedroom with radiator and window to the front aspect.

Bedroom Three 13'1" x 10'2" (4.00m x 3.10m)

Again, another well proportioned double bedroom with radiator and window to the rear aspect.

Bedroom Four 9'6" x 8'6" (2.90m x 2.60m)

A double bedroom with radiator and window to the rear aspect.

Family Bathroom 9'6" x 8'6" (2.90m x 2.60m)

The bathroom benefits from a freestanding bath, toilet, basin and shower enclosure with mixer shower, radiator and window to the rear aspect.

Externally

Front.

A double driveway with access to the garage, which benefits from electricity and lighting, courtesy door to the side aspect and roller shutter door, laid to lawn at the front.

Rear.

An enclosed rear garden, with views over New Marske and Upleatham woods as well as views out towards Marske and the sea.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

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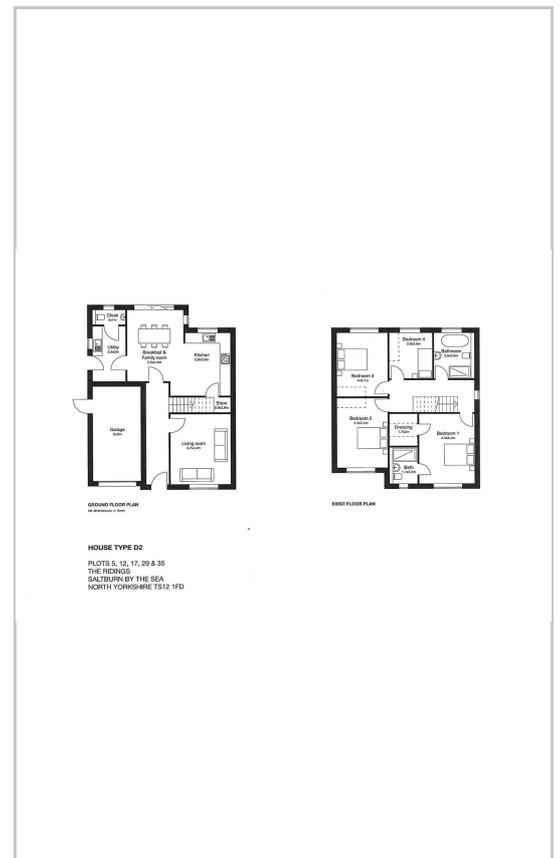
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	