



# Inglebys

Estate Agents



## 7 The Ridings

Saltburn by the Sea, TS12 1FD

**£375,000**



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 7 benefits from a south facing garden to the rear really sets this property off as well as a detached garage.

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 7 The Ridings benefits from a driveway with a detached single garage to the rear with electricity and lighting, a really well proportioned lounge to the front, with an open plan kitchen/family room to the rear with triple slide patio doors and views over fields, downstairs WC. Upstairs you are greeted by a spacious principal bedroom with an en-suite, another two well proportioned double bedrooms, a family bathroom with free standing bath and shower enclosure complete the upstairs layout. There is a small garden to the front and enclosed South facing 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, additional access to the downstairs WC and additional storage cupboard.

Lounge 16'0" x 12'1" (4.90m x 3.70m)

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

Kitchen/Family Room 20'4" x 13'1" (6.20m x 4.00m)

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. To the family/dining area there are three door sliding patios doors to the rear garden, and again underfloor heating continues.

Downstairs WC 5'2" x 2'11" (1.60m x 0.90m)

Toilet and basin.

First Floor

Principal Bedroom 13'5" x 11'9" (4.10m x 3.60m)

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

En-suite 7'10" x 5'2" (2.40m x 1.60m)

The en-suite has a double shower enclosure with mixer shower, toilet and basin with radiator and window to the front aspect.

Bedroom Two 11'9" x 10'5" (3.60m x 3.20m)

A really well proportioned double bedroom with radiator and window to the front aspect.

Bedroom Three 11'5" x 8'6" (3.50m x 2.60m)

Another spacious double bedroom with radiator and window to the rear aspect.

Family Bathroom 9'2" x 8'6" (2.80m x 2.60m)

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

Externally

Front.

A single driveway to the front, the garage is to the rear of the property with driveway to the side, which offers electricity and lighting, the garden to the front is laid to lawn.

Rear.

A South facing enclosed garden with courtesy door to the garage.

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.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

