



Inglebys

Estate Agents



2 The Ridings

Saltburn by the Sea, TS12 1FD

£515,000



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 2 benefits from views to the rear over New Marske and Upleatham woods, as well as open fields to the side.

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 2 The Ridings benefits from a double driveway with an attached generous single garage with electricity and lighting, there are also two additional visitor parking spaces opposite, a spacious lounge to the front, plus an additional reception room 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 large 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, additional reception room and kitchen/family room. There is also access to the downstairs WC.

Lounge 16'8" x 12'1" (5.10m 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.

Sitting Room 9'10" x 9'10" (3.00m x 3.00m)

A reception room to the front aspect with window to the front, underfloor heating.

Kitchen/Family Room 29'6" x 12'9" (9.00m x 3.90m)

A huge open plan kitchen/family room with underfloor heating, a window to the rear aspect with a three door sliding patio door onto the rear garden bringing the outside indoors and providing ample natural light to the room, you will have the opportunity to select your own kitchen layout and fittings to individualise the property to your own style. Off the family room is access to a well proportioned utility room.

Utility Room 6'2" x 6'2" (1.90m x 1.90m)

A generous utility room with plumbing for washing machine and/or dryer, worktop and sink/drainер for additional cleaning, courtesy door to the garage.

Downstairs WC 5'6" x 3'3" (1.70m x 1.00m)

Accessed from the hallway there is a white toilet and basin.

First Floor

Principal Bedroom 12'9" x 12'9" (3.90m x 3.90m)

A spacious double bedroom with large window to the rear aspect, radiator, doorway to the en-suite.

En-suite 12'9" x 6'2" (3.90m x 1.90m)

A more than generous en-suite with toilet, basin and shower enclosure, radiator and window to the side and rear aspect.

Bedroom Two 14'5" x 12'1" (4.40m x 3.70m)

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

Bedroom Three 15'1" x 9'10" (4.60m x 3.00m)

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

Bedroom Four 9'10" x 8'2" (3.00m x 2.50m)

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

Family Bathroom 9'6" x 8'2" (2.90m x 2.50m)

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

Externally

Front.

A double driveway with access to the garage, which benefits from electricity and lighting, internal courtesy door, and roller shutter door, laid to lawn at the front. There are an additional two visitor parking spaces opposite the front of the property.

Rear.

An enclosed spacious rear South facing garden, which can be access from the side or rear of the property.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

