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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th June 2024



NIGHTINGALE ROAD, GUISBOROUGH, TS14

Martin & Co Guisborough

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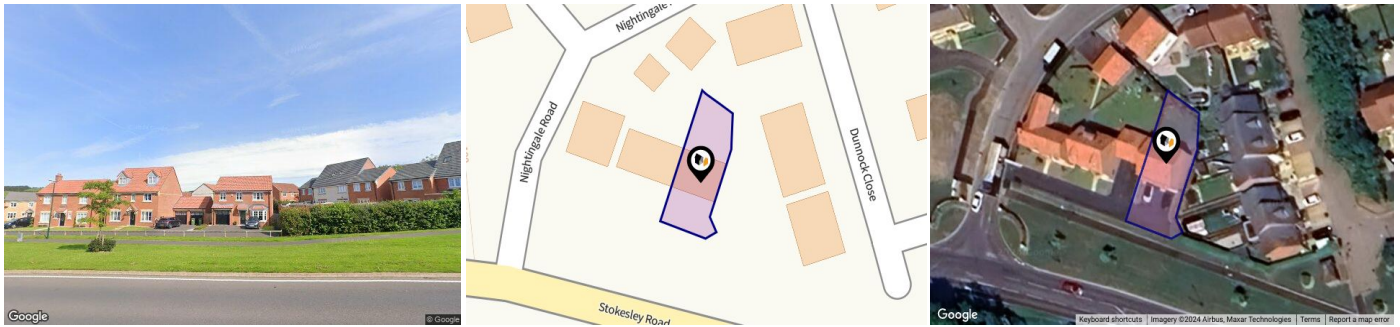


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

Should you have any questions or would like to arrange a viewing please contact our office on 01287 631254. We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten minute (no obligation) telephone consultation (at a time to suit you). One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Detached	Last Sold £/ft²:	£195
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,506 ft ² / 140 m ²		
Plot Area:	0.08 acres		
Year Built :	2020		
Council Tax :	Band F		
Annual Estimate:	£3,335		
Title Number:	CE252862		
UPRN:	10023905112		

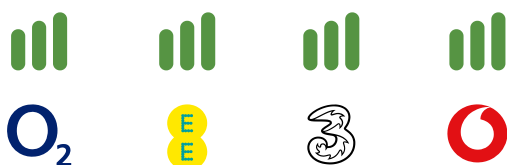
Local Area

Local Authority:	Redcar and Cleveland
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

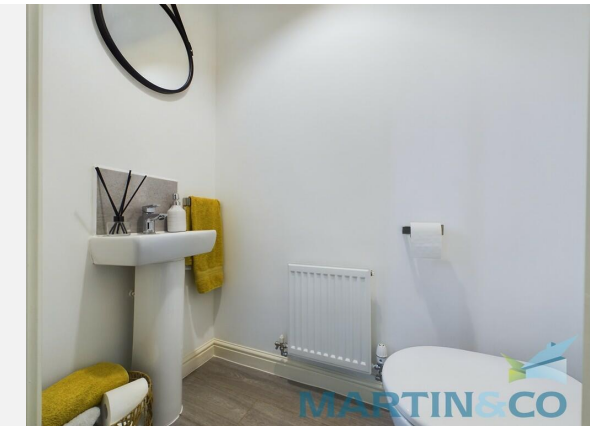
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



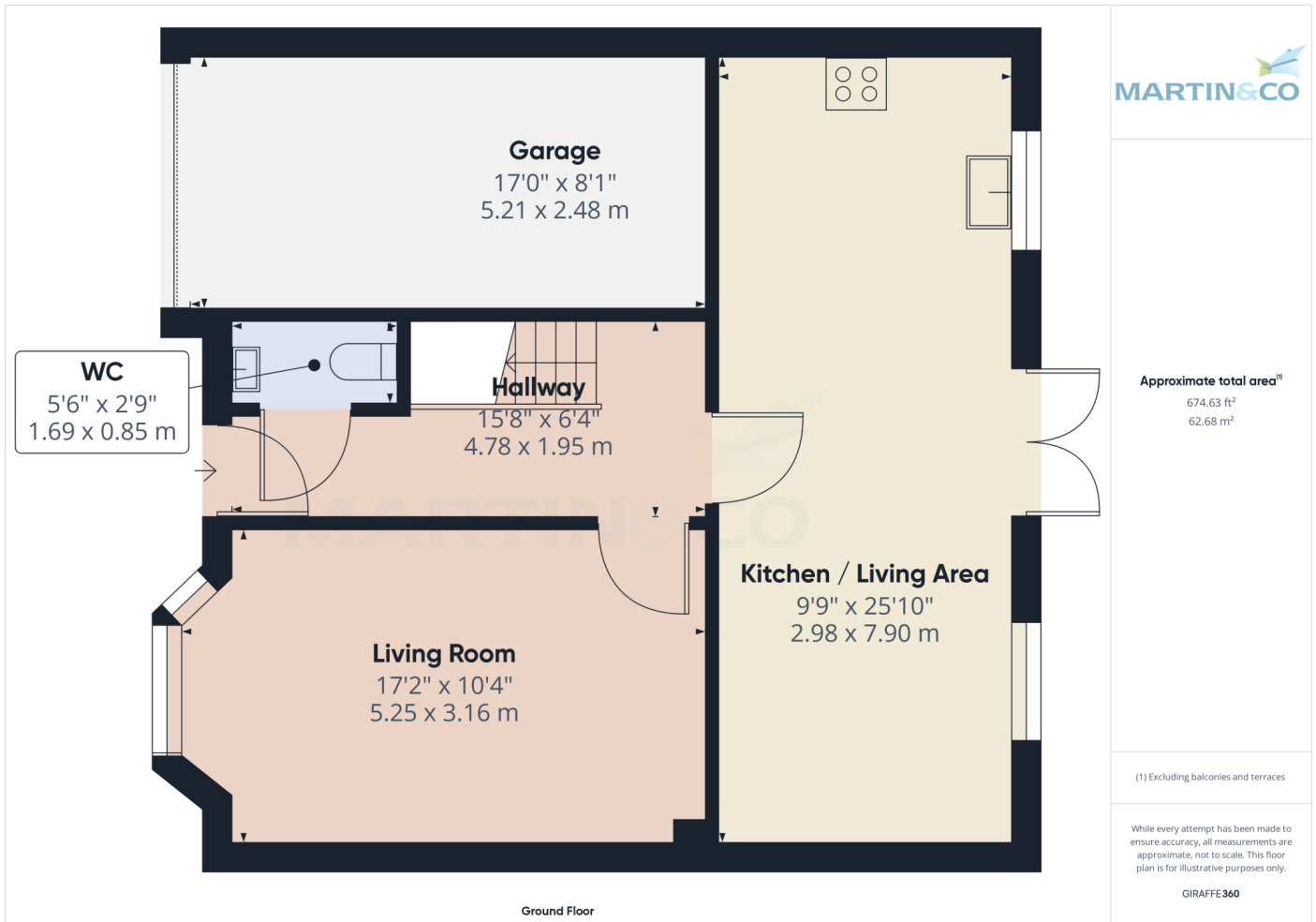




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TS14

Energy rating

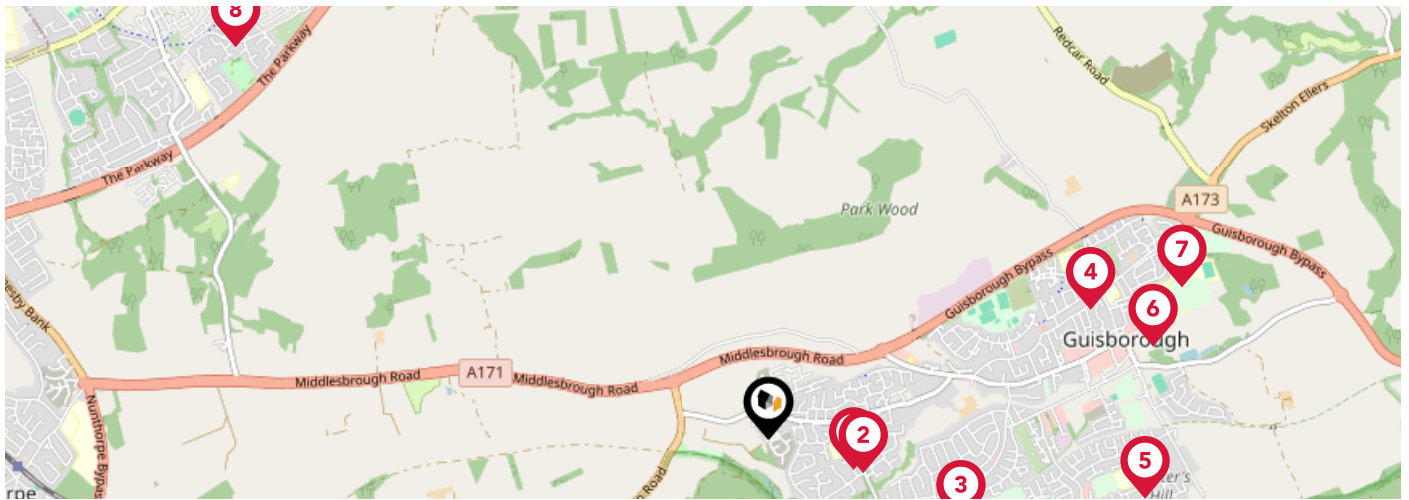
B

Valid until 09.03.2032

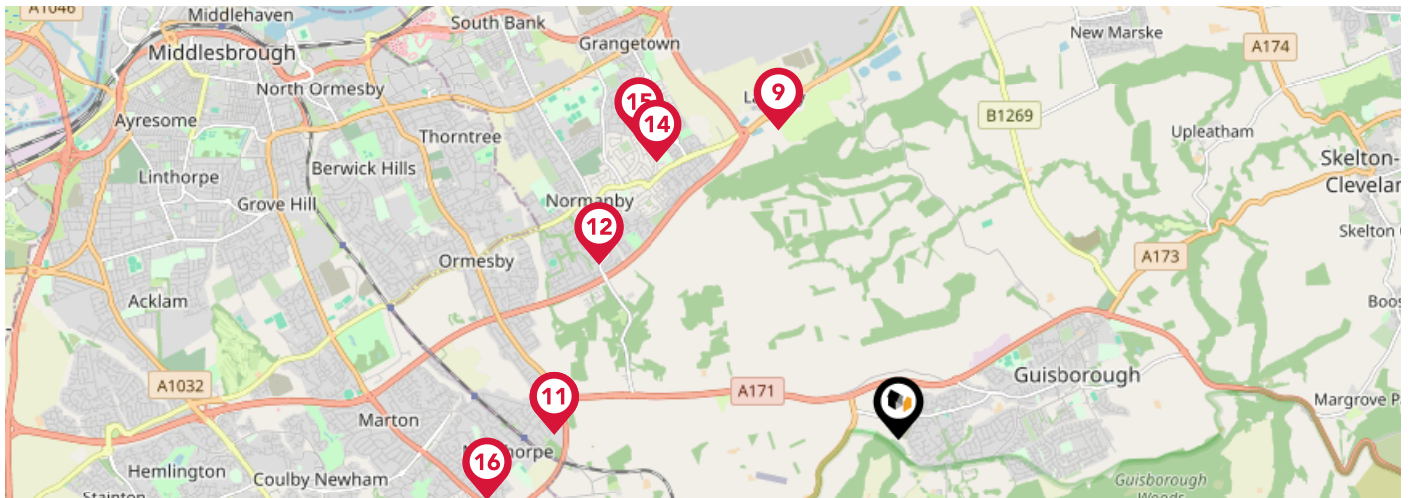
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	140 m ²



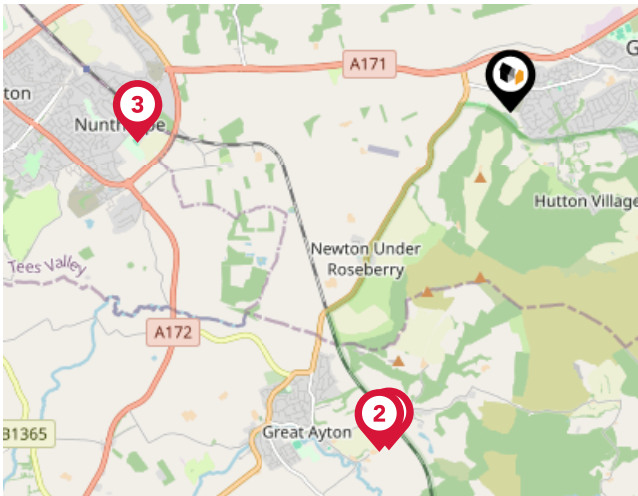
	Nursery	Primary	Secondary	College	Private
<p>1 Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy</p> <p>Ofsted Rating: Good Pupils: 231 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Galley Hill Primary School</p> <p>Ofsted Rating: Good Pupils: 265 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Highcliffe Primary School</p> <p>Ofsted Rating: Good Pupils: 395 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Chaloner Primary School</p> <p>Ofsted Rating: Good Pupils: 244 Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Belmont Primary School</p> <p>Ofsted Rating: Good Pupils: 389 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Prior Pursglove and Stockton Sixth Form College</p> <p>Ofsted Rating: Good Pupils:0 Distance:1.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Laurence Jackson School</p> <p>Ofsted Rating: Inadequate Pupils:0 Distance:1.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Bankfields Primary School</p> <p>Ofsted Rating: Good Pupils: 312 Distance:2.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wilton Primary Academy Ofsted Rating: Good Pupils: 58 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nunthorpe Primary Academy Ofsted Rating: Outstanding Pupils: 240 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nunthorpe Academy Ofsted Rating: Good Pupils: 1592 Distance:2.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Normanby Primary School Ofsted Rating: Good Pupils: 571 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roseberry Academy Ofsted Rating: Good Pupils: 229 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whale Hill Primary School Ofsted Rating: Good Pupils: 565 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caedmon Primary School Ofsted Rating: Good Pupils: 349 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chandlers Ridge Academy Ofsted Rating: Good Pupils: 363 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

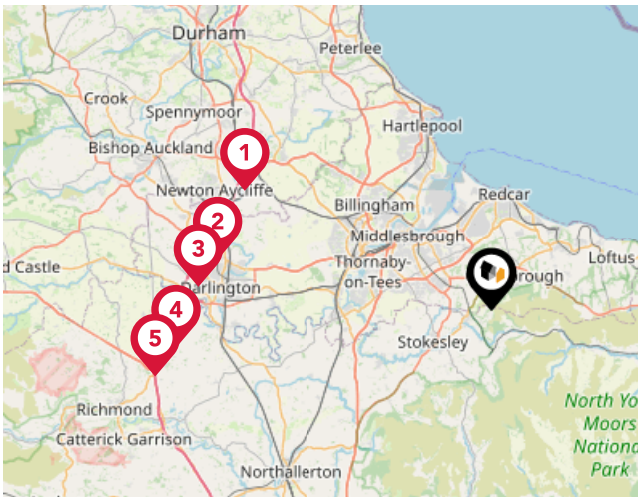
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Great Ayton Rail Station	3.09 miles
2	Great Ayton Rail Station	3.14 miles
3	Nunthorpe Rail Station	3.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	18.88 miles
2	A1(M) J59	19.27 miles
3	A1(M) J58	20.33 miles
4	A1(M) J57	21.86 miles
5	A1(M) J56	23.62 miles

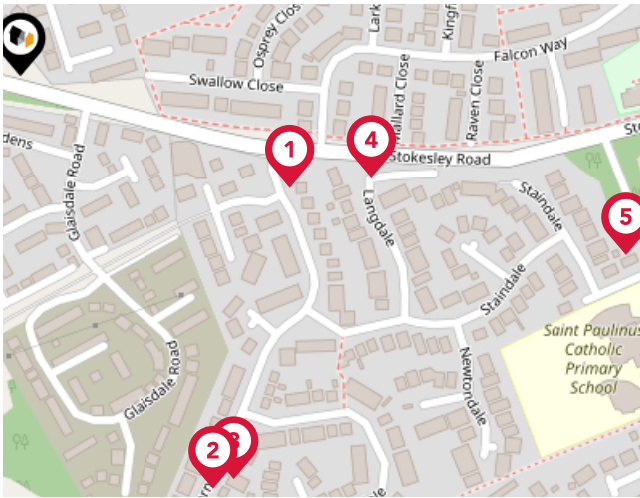


Airports/Helipads

Pin	Name	Distance
1	Durham Tees Valley Airport	13.88 miles
2	Durham Tees Valley Airport	13.91 miles
3	Newcastle International Airport	42.84 miles
4	Leeds Bradford International Airport	51.34 miles

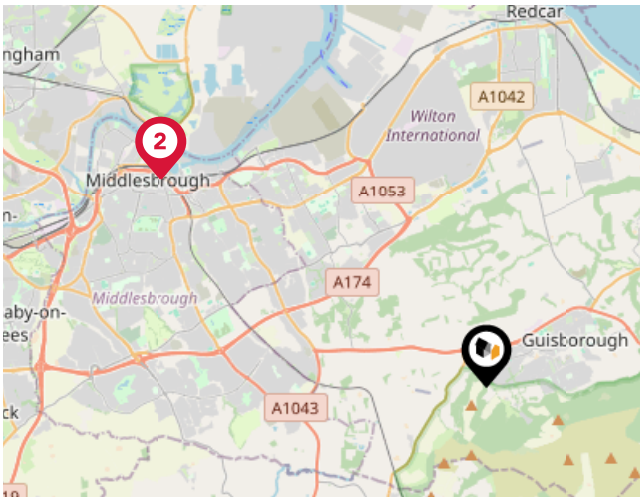
Area

Transport (Local)



Bus Stops/Stations

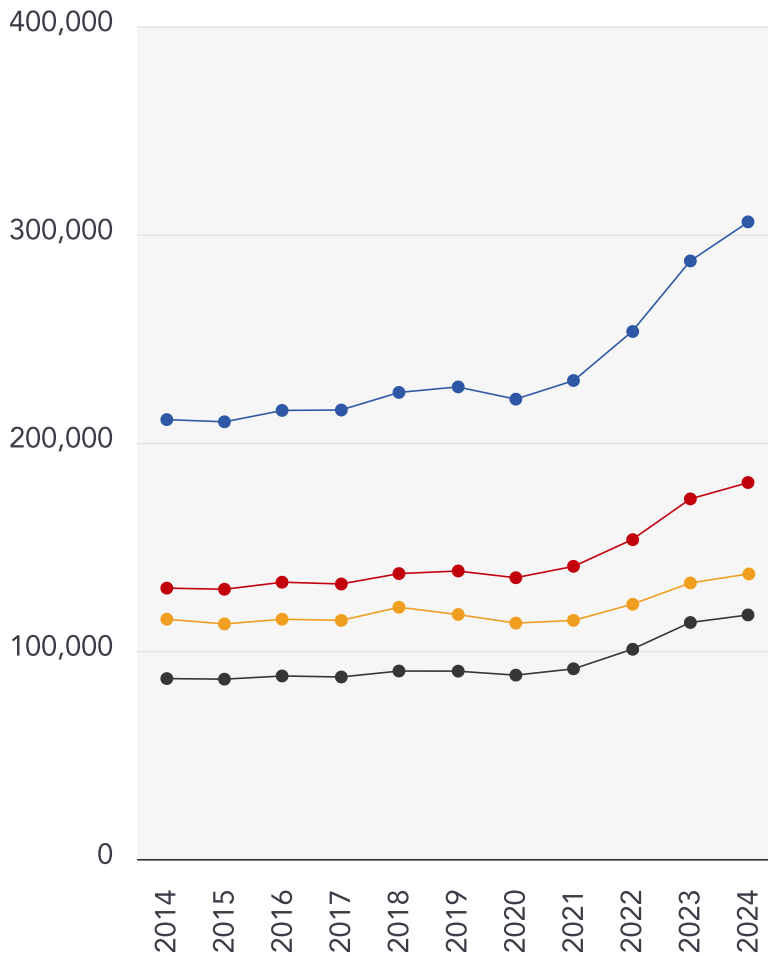
Pin	Name	Distance
1	Falcon Way	0.16 miles
2	Deepdale	0.25 miles
3	Deepdale	0.25 miles
4	Falcon Way	0.2 miles
5	The Voyager	0.34 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	6.65 miles
2	Transporter Bridge South Side	6.65 miles

10 Year History of Average House Prices by Property Type in TS14



Detached

+45%

Semi-Detached

+38.97%

Flat

+18.88%

Terraced

+35.3%



Martin & Co Guisborough

Martin & Co Guisborough is perfectly located, with a prime high street shop front. We have a large network of offices throughout the UK. We believe in delivering a high quality service to all our clients and continually invest in the latest technology, ideas and people to ensure we deliver the best possible outcome for our clients.

We believe that a reputation is maintained by hard work and honesty. A substantial amount of our business is generated from personal recommendations; we recognise how imperative it is to uphold our high standards in order to meet our clients' satisfaction. We would be delighted to provide you with free sales or lettings advice, without obligation, and welcome your call.

Financial Services

Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Testimonial 1



Super service from start to finish. Martins offered us a personalized service which provided valuable practical advice, coupled with prompt responses and regular updates on progress. All staff ensured we got an efficient, polite, and helpful experience to guide us through the marketing and sale of the property. This resulted in a sale being agreed within 7 days. Highly professional.

Testimonial 2



Very professional team. Moving into our new home was amazing thanks to them.

Testimonial 3



Excellent! Coleen is soo enthusiastic & Lucy, these two girls are great, no problems, sold my property in 4 day's!!!



/martincouk



/MartinCoUK



/martinco_uk



/company/martin-&-co

Important - Please Read

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Please note that all appliances and heating systems are not tested by Martin & Co Guisborough and therefore no warranties can be given as to their good working order.

Martin & Co Guisborough

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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