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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd October 2024



LINDEN GROVE, GREAT AYTON, MIDDLESBROUGH, TS9

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:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.1 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,776		
Title Number:	NYK464411		

Local Area

Local Authority:	North yorkshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



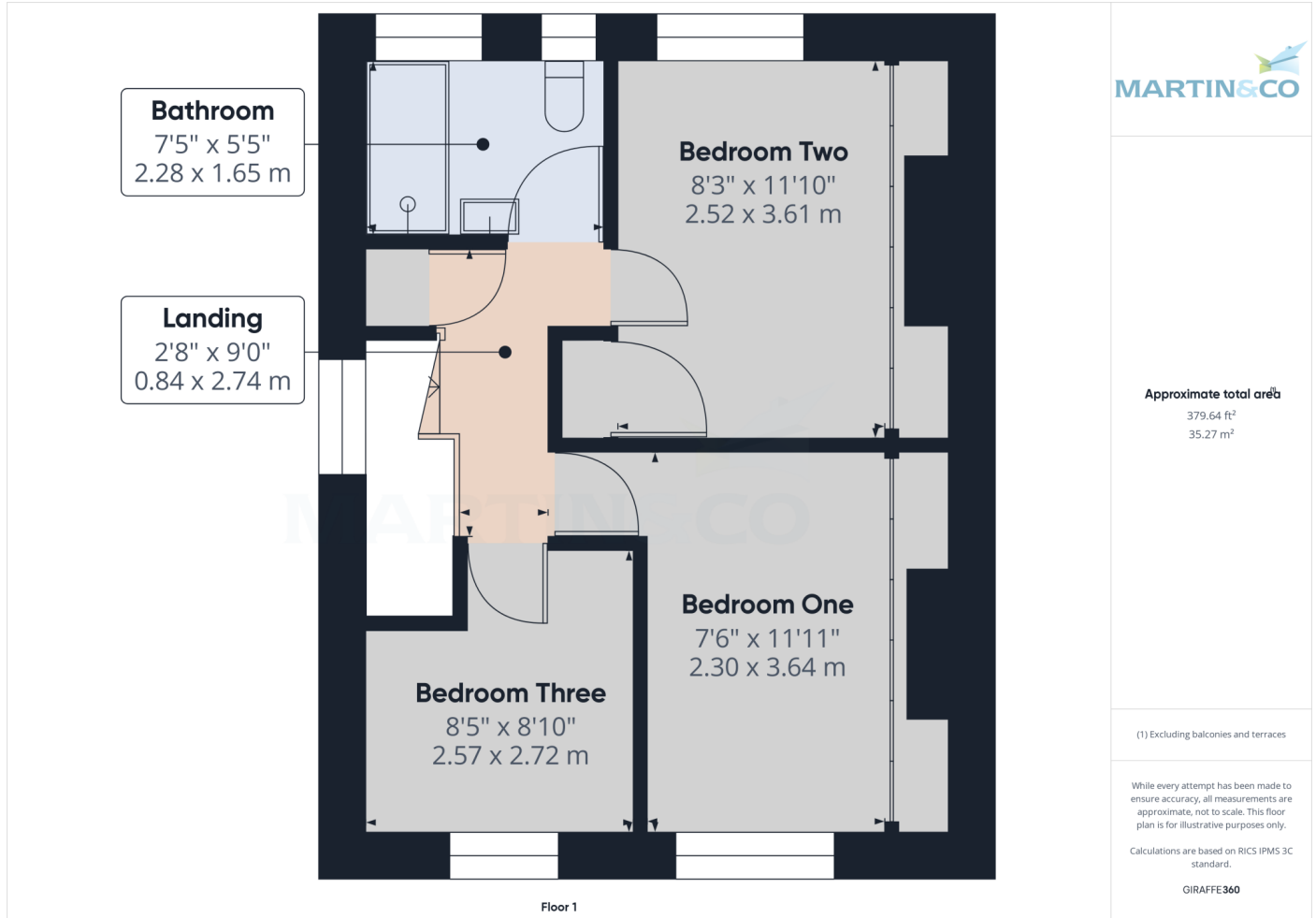
Satellite/Fibre TV Availability:



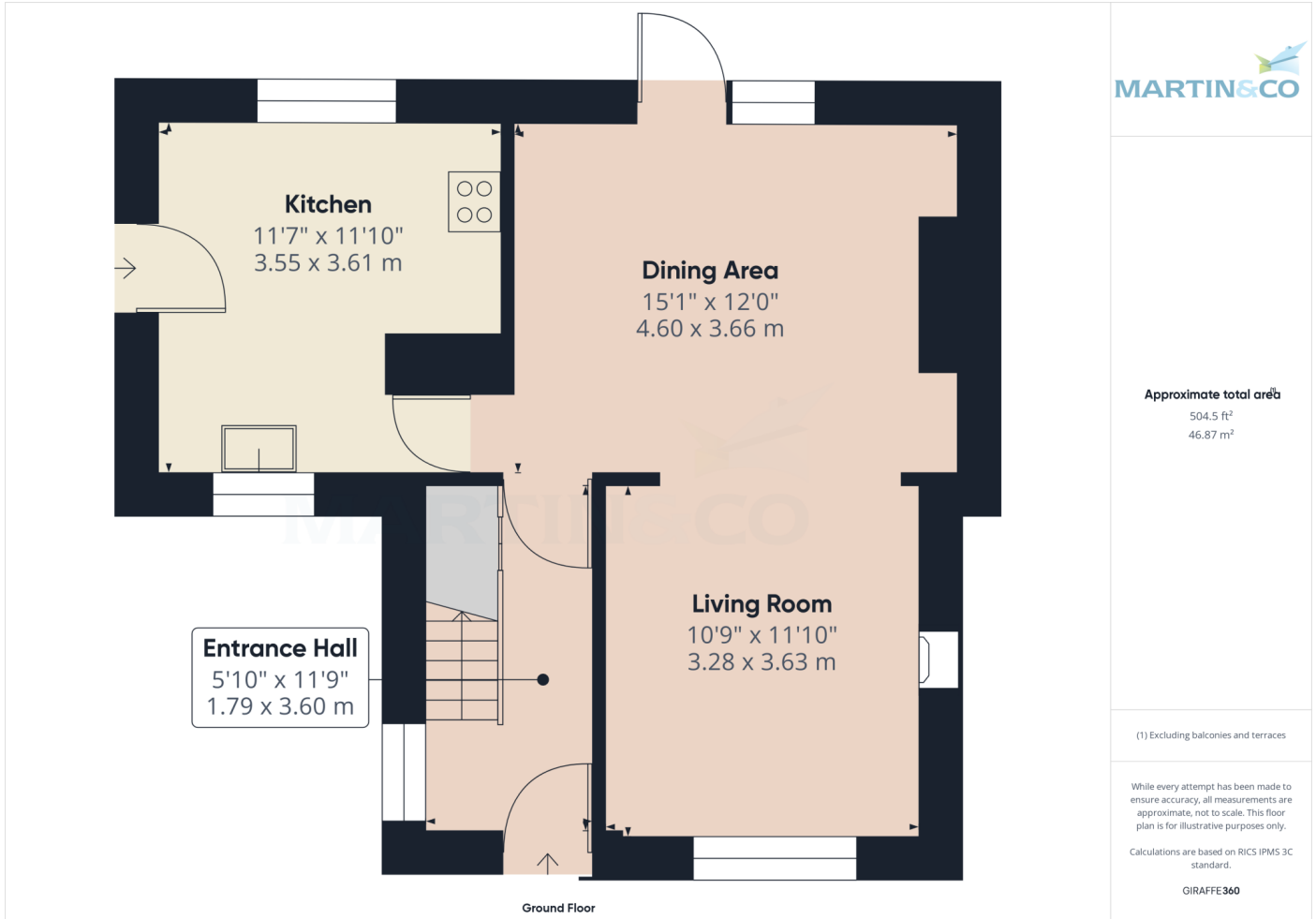




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Linden Grove, Great Ayton, TS9

Energy rating

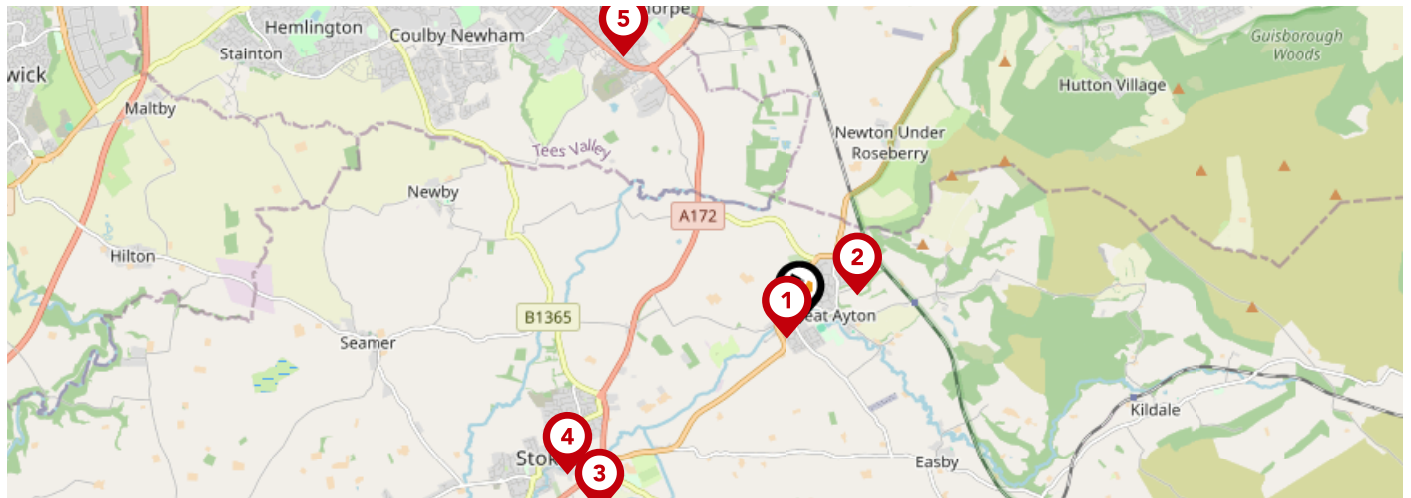
D

Valid until 23.10.2024

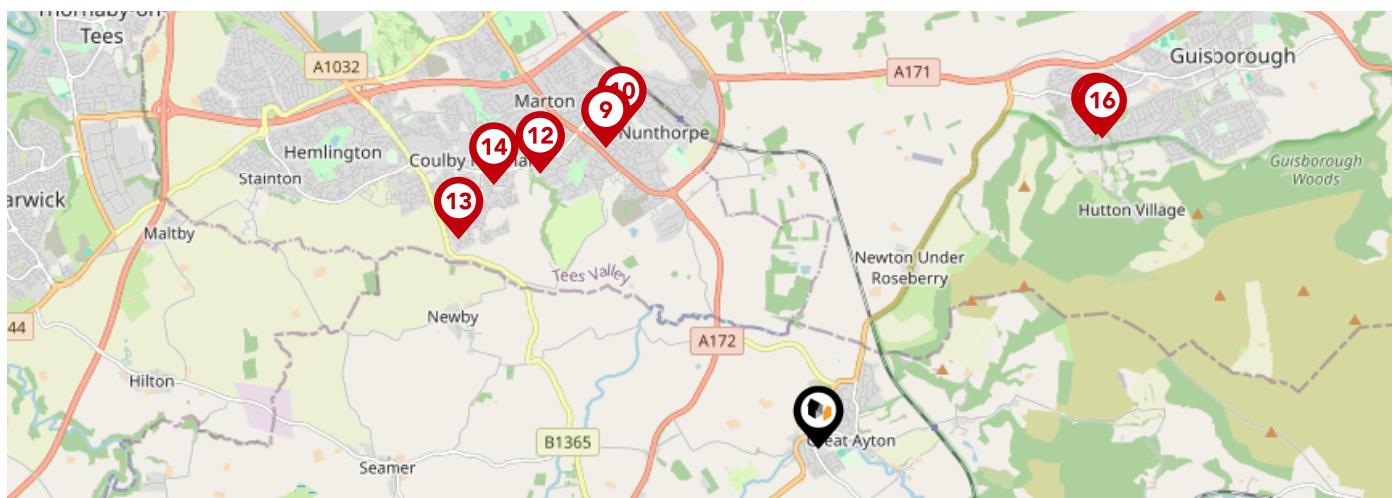
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	95 m ²



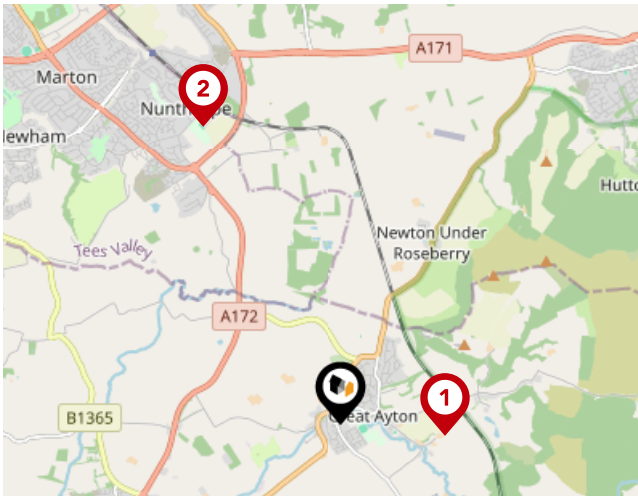
		Nursery	Primary	Secondary	College	Private
	Marwood Church of England Voluntary Controlled Infant School, Great Ayton Ofsted Rating: Good Pupils: 54 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roseberry Academy Ofsted Rating: Good Pupils: 227 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stokesley School Ofsted Rating: Good Pupils: 1072 Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stokesley Primary Academy Ofsted Rating: Good Pupils: 258 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chandlers Ridge Academy Ofsted Rating: Good Pupils: 360 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nunthorpe Primary Academy Ofsted Rating: Outstanding Pupils: 246 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nunthorpe Academy Ofsted Rating: Good Pupils: 1477 Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ingleby Greenhow Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 29 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 227 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Avenue Primary School Ofsted Rating: Good Pupils: 434 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkby and Great Broughton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 133 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lingfield Primary School Ofsted Rating: Good Pupils: 233 Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rose Wood Academy Ofsted Rating: Good Pupils: 351 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 207 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Galley Hill Primary School Ofsted Rating: Good Pupils: 282 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

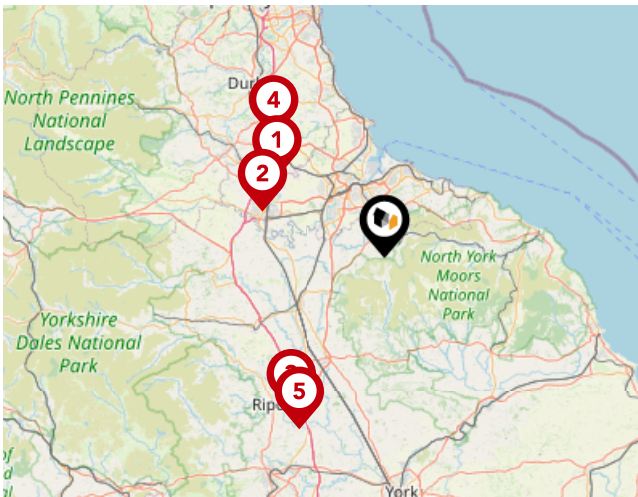
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Great Ayton Rail Station	0.91 miles
2	Nunthorpe Rail Station	2.82 miles
3	Battersby Rail Station	2.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	18.64 miles
2	A1(M) J59	18.09 miles
3	A1(M) J50	24.79 miles
4	A1(M) J61	22.51 miles
5	A1(M) J49	26.44 miles

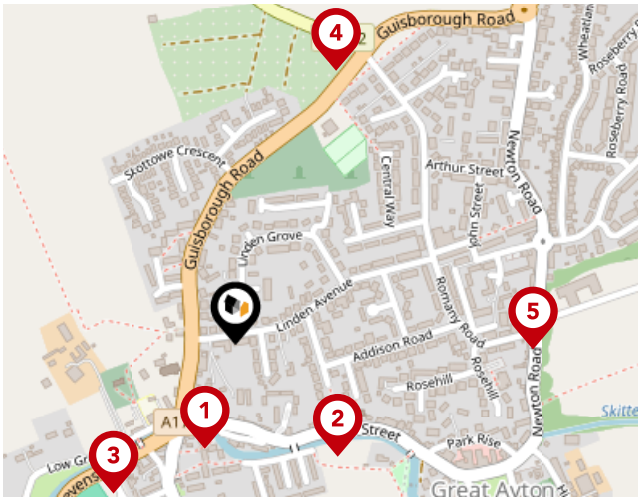


Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	11.91 miles
2	Airport	44.11 miles
3	Leeds Bradford Airport	47.9 miles
4	Finningley	70.06 miles

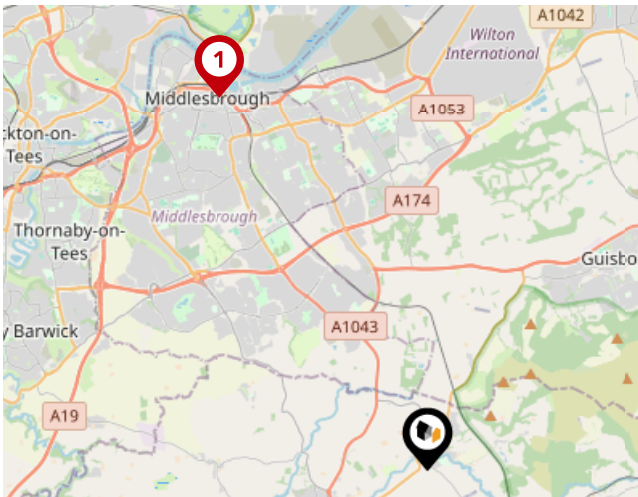
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stone Bridge	0.12 miles
2	Methodist Church	0.16 miles
3	Buck Inn	0.21 miles
4	Camp Corner	0.31 miles
5	Romany Road	0.32 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	7.35 miles



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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Guisborough or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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