



Grassington Clayton Drive, Snaith Goole DN14 9EW

welcome to

Grassington Clayton Drive, Snaith Goole

This 4-bed brand new home features an open-plan kitchen/diner, ensuite, 2 further bathrooms, home office, garage and turfed garden. One of several plots available on this superb development!



Discover the perfect blend of modern living with this stunning new build, nestled in the charming market town of Snaith. This beautifully designed detached house boasts four spacious bedrooms, providing ample space for families or those needing extra room to grow.

Step into the heart of the home, where an open-plan kitchen and dining area awaits, complete with a Peninsula, integrated appliances, and French doors leading to the rear garden. You'll also find a utility room, downstairs cloakroom, and thoughtful storage solutions for added practicality.

The master bedroom features a luxurious ensuite, while a versatile home office ensures the perfect space for productivity or relaxation. Outdoors, the property is equally impressive with turf and soft landscaping to the front garden and a fully turfed rear garden, including an outside tap. The home is completed by a garage, driveway, and the reassurance of a 10-year NHBC warranty. Homes ready to move into, offering you the opportunity to settle into a vibrant and welcoming community. Don't miss the chance to make this exceptional property your new home!

DISCLAIMER: Prices as stated already include any builder 5% reductions or incentives. The photos and CGI's are for illustration purposes only and do not reflect each individual property.

Lounge

12' 9" x 14' 3" (3.89m x 4.34m)

Kitchen/Diner

26' 1" x 11' 8" (7.95m x 3.56m)

Utility

5' 9" x 5' 8" (1.75m x 1.73m)

Cloakroom

5' 9" x 5' 10" (1.75m x 1.78m)

First Bedroom

9' 4" x 13' 9" (2.84m x 4.19m)

Ensuite

9' 1" x 6' 6" (2.77m x 1.98m)

Second Bedroom

9' 7" x 13' 6" (2.92m x 4.11m)

Home Office

9' 4" x 9' 9" (2.84m x 2.97m)

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Third Bedroom

9' 7" x 11' 11" (2.92m x 3.63m)

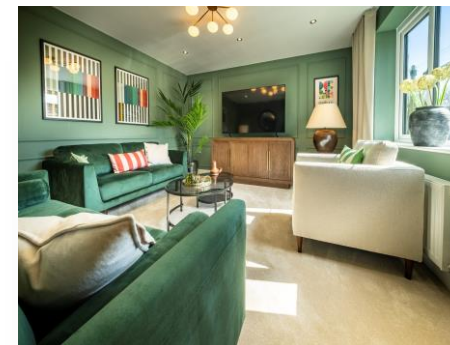
Fourth Bedroom

9' 6" x 11' 11" (2.90m x 3.63m)

Shower Room

9' x 4' 2" (2.74m x 1.27m)

Disclaimer



view this property online [williamhbrown.co.uk/Property/SEL108450](https://www.williamhbrown.co.uk/Property/SEL108450)



welcome to Grassington, Clayton Drive

- Detached House.
- Brand New Flooring Fitted.
- Downstairs Cloakroom & Storage
- Master bedroom with ensuite
- Bathroom and shower room

Tenure: Freehold EPC Rating: Exempt

£399,995



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL108450



Property Ref:
SEL108450 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk