



Plot 8, The Guelder, Parsons Green,  
Holme On Spalding Moor, YO43 4DH  
£344,999





## ABOUT THE PROPERTY

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Welcome to The Guelder, a charming four-bedroom home with a detached garage. This newly built property is part of the sought-after Parsons Green development, situated in the picturesque village of Holme on Spalding Moor. Step inside, and just off the hallway, you'll find a spacious living room featuring beautiful bay windows that provide a delightful view of your new neighbourhood. Moving through to the open-plan kitchen and dining area, French doors lead out to the garden, creating a seamless indoor-outdoor flow—perfect for summer gatherings. Upstairs, four generously sized bedrooms make this home ideal for families. The master suite boasts its own en-suite bathroom, while a stylish family bathroom serves the remaining bedrooms.

Make your move more affordable with a 5% Deposit Boost, and if you need to sell your current home, the Part Exchange option could make the process seamless by providing you with a guaranteed buyer. Don't miss out—book your viewing today and fall in love with The Guelder.







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: New Build

## NEWETT HOMES

### PARSONS GREEN

Parsons Green is an exclusive development of 2, 3, 4 & 5 bedroom homes, beautifully designed to compliment the local area of Holme on Spalding Moor. The homes feature exciting living spaces where careful consideration has gone into every detail, with special attention paid to maximising dimensions and light. If you enjoy both family living and entertaining, you'll love the flexibility of our open-plan kitchen diner spaces and the natural light which brings in that wonderful sense of well-being. Throughout your new home you'll find the exceptional build and finish quality synonymous with our reputation.

### THE GUELDER

#### GROUND FLOOR

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The ground floor hosts an impressive open plan kitchen diner and family living area, complete with breakfast island and dining area French doors allowing plenty of light to flow through this area. Also on the ground floor is the spacious but cosy family lounge and WC.

Kitchen Diner: 5640mm x 4660mm / 18'6" x 15'2"

Living Room: 3120mm x 4710mm / 10'2" x 15'5"

WC: 1930mm x 2150mm / 6'4" x 7'0"

#### FIRST FLOOR

Climb the stairs to find four spacious and immaculate bedrooms, a bathroom and an ensuite for the master bedroom.

Master Bedroom: 3470mm x 4480mm / 11'4" x 14'8"

En-Suite: 2330mm x 1370mm / 7'7" x 4'5"

Bedroom 2: 2620mm x 3350mm / 8'7" x 10'11"

Bedroom 3: 2930mm x 3050mm / 9'7" x 10'0"

Bedroom 4: 2070mm x 3260mm / 6'9" x 10'8"

Bathroom: 18090mm x 2420mm / 6'2" x 7'11"

#### ADDITIONAL INFORMATION

Images used are of a similar property and have been used for illustrative purposes only so may include an upgraded specification. For a full overview of this homes external and internal specification, please contact Clubleys on 01430 874000.







#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

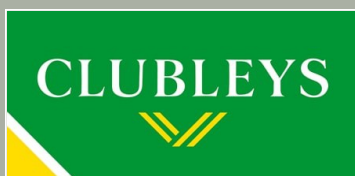
#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeifieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeifield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.