



Plot 14, Parsons Green,
Holme On Spalding Moor, YO43 4DH
£234,999



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

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield 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.

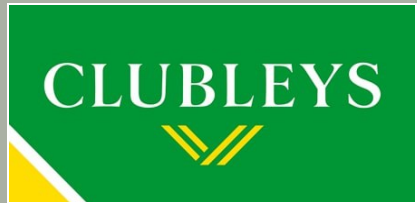
Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this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

Move into Plot 14 – The Grassington this summer and enjoy a £5,000 deposit boost towards your dream home. This stylish three-bedroom, three-storey home offers exceptional space, smart energy-saving features, and contemporary design throughout. With solar panels and an electric car charging point, The Grassington is built for modern, eco-conscious living—helping you cut energy costs and reduce your carbon footprint. Inside, the ground floor boasts a sleek open-plan kitchen and dining area, complete with French doors that open onto the rear garden, flooding the space with natural light. A separate front-facing lounge provides the perfect spot to unwind. Upstairs, two spacious double bedrooms and a modern family bathroom offer comfort for family or guests. The top floor is reserved for the luxurious master suite, featuring a private en-suite and a tranquil space to relax and recharge. With energy-efficient living, a generous £5,000 deposit boost, and availability to move in this summer, Plot 14 – The Grassington could be your perfect next step.



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

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NEWETT HOMES

PARSONS GREENEEN

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 GRASSINGTON

GROUND FLOOR

The ground floor hosts a generously sized open-plan kitchen diner complimented with French doors leading into your rear garden, bringing the outside in, filling this spacious area with plenty of light. There's also a separate front-facing living room.
Kitchen Diner: 4.31 x 4.17 / 14'1" x 13'6"
Living Room: 3.32 x 3.89 / 10'8" x 12'7"
WC: 1.80 x 1.47 / 5'9" x 4'8"

FIRST FLOOR ACCOMMODATION

The first floor features two impressive double bedrooms and the family bathroom.
Bedroom 1: 4.31 x 3.10 / 14'1" x 10'1"
Bedroom 3: 4.41 x 2.67 / 14'4" x 8'5"
Bathroom: 2.13 x 3.15 / 6'9" x 10'3"

SECOND FLOOR ACCOMMODATION

The second floor hosts the luxury and private master bedroom, complemented with an en suite.
Bedroom 2: 3.32 x 3.58 / 10'8" x 11'7"
Ensuite: 2.29 x 1.37 / 7'5" x 4'4"

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.

We endeavour to make our property particulars accurate and reliable. However, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of representation

or fact. If measurements are displayed these have been taken as a guide and may not be precise. If you require clarification or further information on any points, please contact us.

All incentives advertised are plot and development specific. Incentives advertised are only available on released homes and cannot be used in conjunction with any home buying scheme. Monetary amounts advertised are for guidance only and may differ dependent on individual plot.

