



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## "The Dublin" Sands Reach

£249,995

Hollym Road Withernsea, HU19 2PJ



5% deposit contribution available on this home. T&Cs apply.

The Dublin is a spacious and inviting four-bedroom home, boasting a combined kitchen and dining area with elegant French doors that open to the garden. It features a spacious lounge, a family bathroom, a master bedroom with an en-suite, a convenient cloakroom, and a garage. This home features a turfed front and rear garden with full 6ft timber fencing, outside tap and gate as standard.

\*Images, dimensions, and layouts are indicative only and may include optional upgrades, subject to availability and at additional cost. Please check with our sales team for more information.





**Kitchen/Dining 20'5" x 9'0" (6.24 x 2.75)**

**Living Room 16'9" x 9'9" (5.13 x 2.99)**

**Utility 6'4" x 5'8" (1.94 x 1.73)**

**Ground Floor WC 5'10" x 2'10" (1.79 x 0.88)**

**Bedroom One 16'4" x 12'10" (4.98 x 3.93)**

**En-suite 9'3" x 4'7" (2.83 x 1.42)**

**Bedroom Two 12'11" x 9'2" (3.96 x 2.81)**

**Bedroom Three 13'9" x 8'3" (4.21 x 2.52)**

**Bedroom Four 10'7" x 10'5" (3.25 x 3.20)**

**Bathroom 7'3" x 6'9" (2.23 x 2.08)**

**Integral Garage**

**About Gleeson Homes (Yorkshire East)**

Gleeson Homes is a high-quality, affordable

housebuilder, developing sustainable and thriving communities across the North of England and Midlands.

Whether you are looking to take your first steps onto the property ladder, or you're searching for a new home that better suits your needs and lifestyle, Gleeson's wide choice of thoughtfully designed, energy efficient homes offer something for everyone.

Why choose Gleeson?

A helping hand

Choose from a wide range of buying schemes designed to make your move even easier to achieve. Many of these schemes being exclusive to new-build homes only, including the Own New Rate Reducer\* scheme, where homebuyers can access some of the most competitive mortgage interest rates in the market.

Lower energy bills

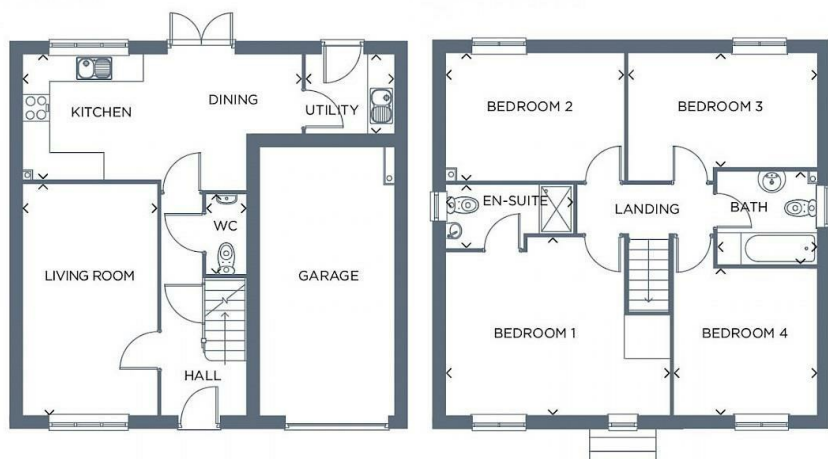
Thanks to modern construction methods and energy efficient features included as standard, you could save up to £2,207 a year\*\* on your energy bills in a new Gleeson home when compared to existing properties.

Peace of mind

You'll receive a two-year Gleeson warranty, backed by the NHBC, plus a further eight years of insurance cover from the NHBC to give you absolute peace of mind and comfort right from the moment you move in.

\*Terms and conditions apply.

\*\*Indicative figures, based on the House Builders Federation 'Watt a Save' report published August 2024.



**Energy Efficiency Graph**

**tenure: Freehold**

Make it yours

There are so many ways that we can help you personalise your new home from the moment we start to build it for you.

Depending on the stage of build, you can choose from our stylish range of carpets, kitchen and bathroom upgrades and appliances alongside many other fixtures and fittings,

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

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