



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## "The Keady" Sands Reach

Asking Price £202,995

Hollym Road Withernsea, HU19 2PJ



The Keady is a stunning three bedroom semi-detached home with a modern kitchen-diner and separate living room. A central staircase leads to the upstairs where you'll find spacious bedrooms and a family bathroom. The master bedroom benefits from a luxurious en-suite bathroom. A garage, large garden and driveway complete this home perfectly.

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 4.14 x 2.40**

**Living Room 4.66 x 3.07**

**WC 1.69 x 0.99**

**Bedroom 1 4.76 x 3.20**

**En-suite 3.20 x 1.08**

**Bedroom 2 4.14 x 3.36**

**Bedroom 3 3.57 x 2.10**

**Bathroom 1.94 x 1.85**

**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,

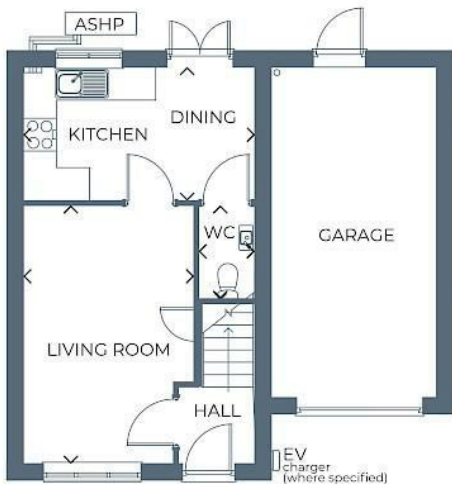
you could save up to £2,207 a year\*\* on your energy bills in a new Gleeson home when compared to existing properties.

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.



\*This home may or may not be fitted with an EV charger. Please confirm with your Sales Executive before reservation.



**Energy Efficiency Graph**

**Tenure: Freehold**

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

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.

