

CLAYTON DRIVE, Snaith

Offers Over £225,000



Full Description

Immaculate Modern Living with Open Countryside Views

Situated on the sought-after Clayton Drive in Snaith, this beautifully presented two-bedroom semi-detached (end of three) home offers stylish, low-maintenance living with the added benefit of stunning open views across the surrounding countryside.

Only two years old and still benefiting from approximately eight years remaining on the build warranty, this home provides peace of mind alongside contemporary design, ideal for first-time buyers, downsizers or investors alike. The property is also highly energy efficient, boasting an impressive EPC rating of B, with the potential to improve to A, helping to keep running costs low.

From the moment you step inside, the property impresses with its fresh, neutral décor and high-quality finish throughout. The ground floor features a welcoming entrance hallway with a convenient cloakroom/WC, leading through to the modern kitchen diner with custom-made, fitted shutters, a real highlight of the home. The kitchen itself is a fabulous quality fitted kitchen with quartz worktops, an integrated dishwasher and an integrated fridge-freezer, an eye-level electric oven, and a ceramic hob with an overhead extractor fan, offering a sleek and practical space with generous work surfaces and room for dining and entertaining.

To the rear, a bright lounge enjoys French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living, perfect for relaxing at the end of the day. A further bonus is the external features, including outside lighting to both the front and rear, an external double power socket to the side, and a plumbed outdoor water tap, also conveniently positioned to the side.

Upstairs, there are two well-proportioned bedrooms, including a pleasantly spacious principal bedroom with fitted wardrobes, custom-made fitted shutters and its own large en-suite with a feature double shower. The second bedroom, also with fitted wardrobes, is ideal as a guest room, nursery or home office and is served by a contemporary family bathroom with a separately plumbed shower.

The property further benefits from a gas combi boiler with an up-to-date full service certificate. This feeds all hot water supplies to the house, including both separately plumbed showers and

the central heating.

Outside

The rear garden enjoys a wonderful open aspect, backing onto fields and providing far-reaching countryside views. The garden offers a great space to relax or entertain, with the added benefit of a useful storage shed.

To the front, the property benefits from its own private driveway with ample room for two cars. Currently there is an annual service charge of £96

Location

Snaith is a popular and well-connected market town offering a range of local amenities, including shops, schools, cafes and transport links. The property is ideally placed for access to Goole, Selby and the wider motorway network, making it perfect for commuters while still enjoying a quieter, semi-rural setting.

Accommodation

Ground Floor

Entrance Hall

Lounge

Kitchen Diner

Cloakroom/WC

First Floor

Principal Bedroom with En-Suite

Bedroom Two

Family Bathroom

Outside

Rear Garden with Open Views

Storage Shed

Private Driveway

Features

- Custom-made fitted Shutters by Hillarys
- Only 2 years old with approx. 8 years remaining on build warranty
- Stunning open countryside views to the rear
- Stylish modern kitchen diner with bay window
- Bright south facing lounge ideal for relaxing with French doors to the garden
- Principal bedroom with contemporary en-suite shower room
- Additional double bedroom and modern family bathroom
- Energy efficient home with EPC Rating B (potential A)
- Own private driveway with ample parking for two vehicles
- Immaculately presented two-bedroom semi-detached (end of three) home

Contact Us

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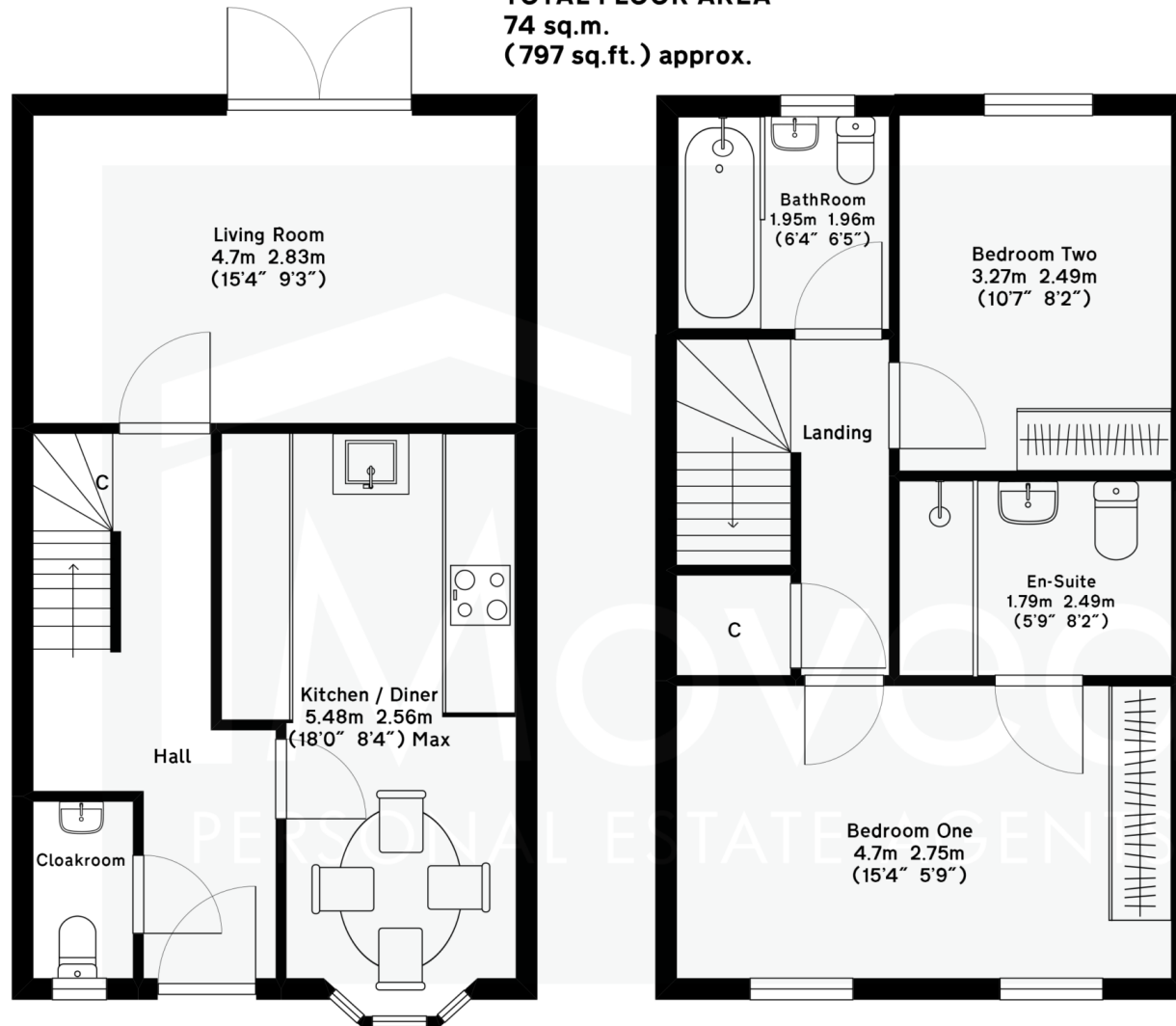


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA
74 sq.m.
(797 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan. COPYRIGHT IMOVED LTD