



Plot 22, The Grassington, Parsons Green,  
Holme On Spalding Moor, YO43 4DH  
£249,999



**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](mailto: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.

\*\*£8,500 Worth of Interior Upgrades Included plus £10,000 deposit boost!\*\*

Plot 22, The Grassington, is a stunning three-bedroom three storey home. Now available at a brand-new price with incredible incentives, this is your opportunity to save thousands on your dream home. Plus, with solar panels and an electric car charging point, you'll enjoy lower energy costs—putting even more money back in your pocket. Designed for modern living, The Grassington offers three-storey elegance with generous space throughout. The ground floor features a stylish open-plan kitchen and dining area, complete with French doors that open onto the rear garden—filling the space with natural light. A separate, front-facing living room provides a cosy retreat. On the first floor, you'll find two spacious double bedrooms and a contemporary family bathroom. The entire top floor is dedicated to the luxurious master suite, complete with a private en-suite.

Make your move more affordable with a £10,000 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 Grassington!

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[www.clubleys.com](http://www.clubleys.com)

ZOOPLA





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

clubleys.com

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 GRASSINGTON

GROUND FLOOR

The ground floor hosts a spacious open plan kitchen diner complemented with French doors leading into the rear enclosed garden. Also on the ground floor is the family lounge and WC.

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

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

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.

