

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



Plot 4, Claytons Meadow 4 Coulson Croft, Gilberdyke, Brough, HU15 2QW

- 📍 New Build
- 📍 3 Bed Mews Style Property
- 📍 Quiet Cul de Sac Location
- 📍 10 Year Warranty
- 📍 Front/Rear Gardens + Garage
- 📍 Help To Buy Available
- 📍 Kitchen Diner
- 📍 Modern Contemporary Homes

£199,500

INTRODUCTION

Available now for reservation are these attractive brand new three bedroomed mews style properties which form part of a superb development by Hytec Homes. Claytons Meadow is a small cul-de-sac of only 18 homes which enjoys an enviable location with mature surroundings, close to the village centre and its amenities. The location is also ideal for the commuter with convenient access to the M62 motorway corridor, perfect for Leeds, Hull, Howden and Goole.

THE POPPY - PLOT 4

This mews style house has a high specification with a lounge, open plan dining kitchen with patio doors opening out to the rear garden plus a cloaks/W.C. to the ground floor. Upon the first floor are three bedrooms and a bathroom. Features also include gas fired central heating and attractive anthracite uPVC double glazing. There are lawned gardens to the front and the rear garden has a patio with lawn beyond and heavy duty fencing to the boundary. There is a single garage located in a separate block with a parking space in front. The property has art stone window surrounds and Roca sanitaryware. The property will be conveyed with a ten year warranty.

LOCATION

Claytons Meadow is a small cul-de-sac development situated off Claytons Fold. The development enjoys a mature environment and is close to the centre of this vibrant village. Gilberdyke's range of amenities include a post office, shops, convenience store and primary school which lies to the southern boundary of the site. The village is also ideal for commuting/travelling with convenient access to the M62 motorway network with junction 38 being only 2.8 miles away. The historic market town of Howden lies approximately 5.7 miles to the west and convenient access can be gained towards Hull city centre approx 19 miles away.

ROOMS & DIMENSIONS

Lounge - 15'1" x 11'3" (4.622m x 3.453m) approx

Dining Kitchen - 14'7" x 13'8" (4.453m x 3.600m) approx

W.C.

Landing

Bedroom 1 - 11'7" x 11'3" (4.622m x 3.450m) approx

Bedroom 2 - 11'9" x 7'11" (3.600m x 2.425m) approx

Bedroom 3 - 8'3" x 6'6" (2.530m x 1.981m) approx

Bathroom - 7'11"x5'1" (2.425m x 1.568m) approx

KITCHEN - EXAMPLE

Photographs of kitchen from Plot 15 (3 bed semi-detached) and are used as an example of finish.



BATHROOM - EXAMPLE

Photograph of bathroom from Plot 15 (3 bed semi-detached) and are used as an example of finish.



OUTSIDE

There are lawned gardens to the front and the rear garden has a patio with lawn beyond and heavy duty fencing to the boundary. There is a single garage located in a separate block with a parking space in front.

Photographs depict Plot 15 (3 bed semi-detached) and the street scene.

ARTISTIC IMPRESSION - STREET



ARTISTIC IMPRESSION - BIRDS EYE VIEW



TENURE

Freehold

WARRANTY

The properties are offered with a 10 year warranty.

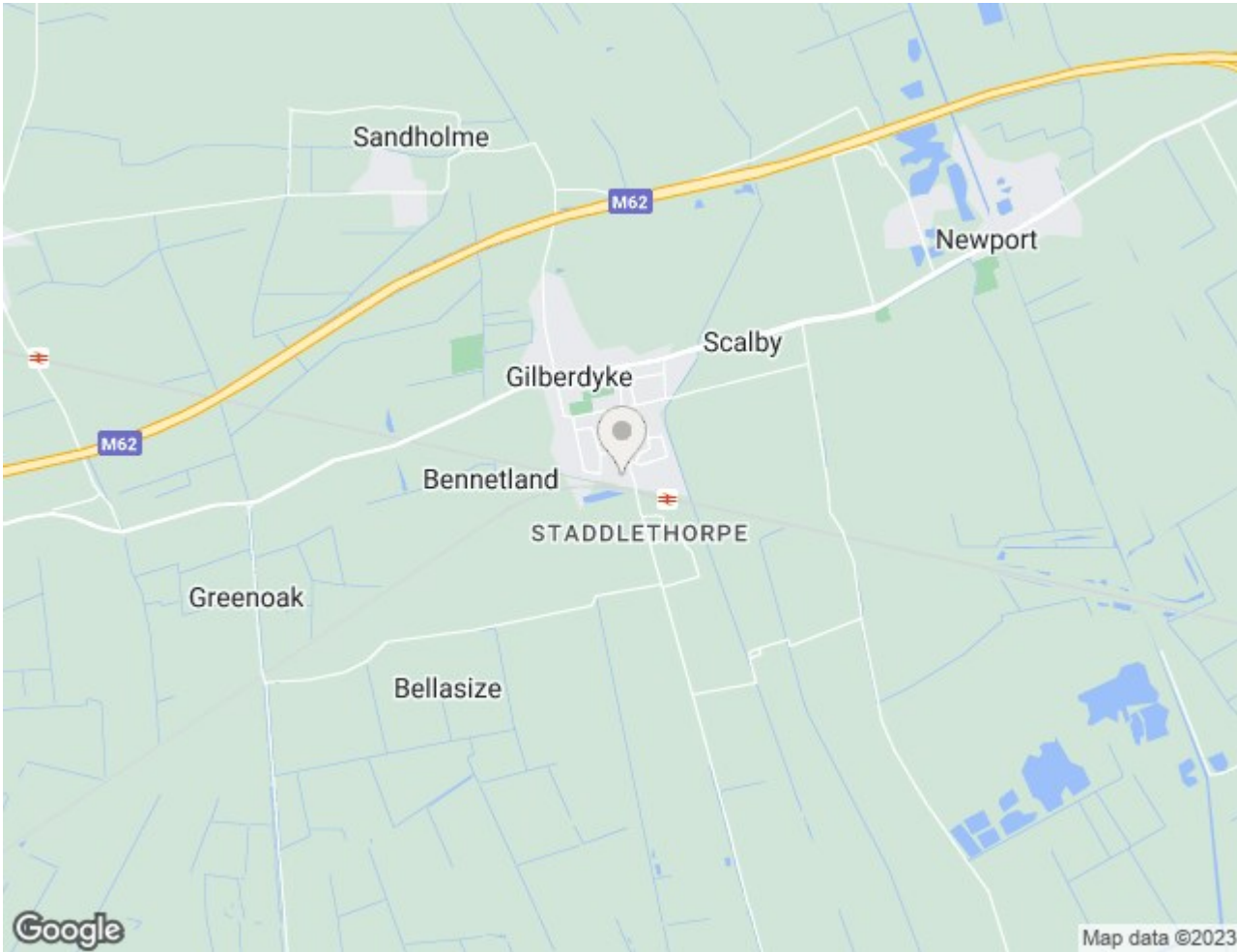
CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

PHOTOGRAPH DISCLAIMER

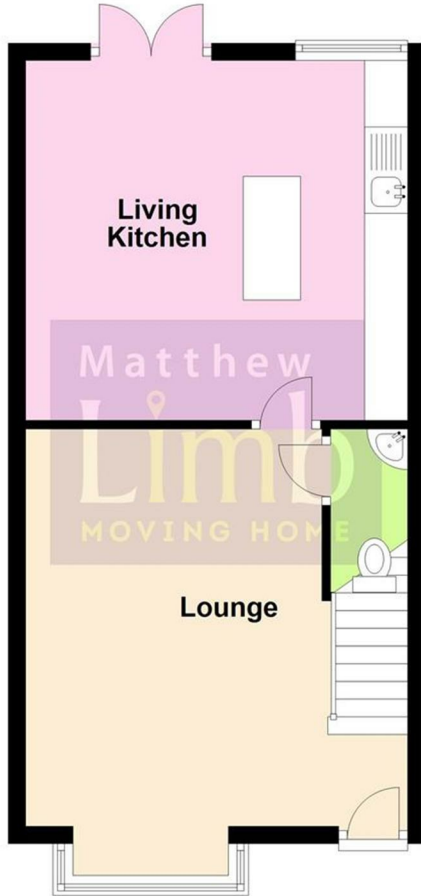
PHOTOGRAPHS USED ON THIS BROCHURE ARE OF PLOT 15 AND ARE FOR EXAMPLE FINISH PURPOSES ONLY.

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.



Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)




First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 80.3 sq. metres (863.8 sq. feet)

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	

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