

Plot 5 Fenton Meadows, Barmby-On-The-Marsh GooleDN14 7QG

william h brown

welcome to

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Barmby on the Marsh is a charming East Yorkshire village offering a peaceful rural setting with excellent access to nearby towns including Howden, Selby and York. Residents enjoy local amenities, a primary school, scenic countryside walks and convenient transport links via road and rail connections.





Fenton Meadows showcases a collection of contemporary four and five bedroom detached homes built to a high specification, combining stylish design with practical and flexible living spaces suited to modern lifestyles. Interiors are centred around open plan kitchen, dining and living areas with bifold doors opening onto private gardens, alongside premium appliances, quartz worktops and sleek handleless cabinetry. Bathrooms and en suites feature high quality fittings, full tiling, backlit mirrors and heated towel rails for a refined finish. Selected plots benefit from underfloor heating, while all homes incorporate energy efficient systems and modern electrical features. Externally, properties offer landscaped gardens, garages or private parking, electric vehicle charging points and attractive street presence, creating homes designed for both comfort and long term everyday living.

Please note some imagery has been digitally dressed for marketing purposes

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.







Entrance Hall

Snug

Living Room

Kitchen/Living/Dining

Utility

Downstairs W/C

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Plot 5, Fenton Meadows

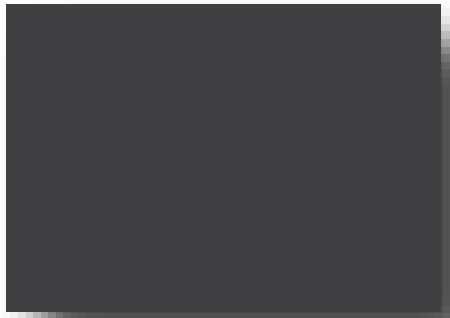
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- **COULD THIS BE YOUR DREAM HOME?**
- LAST TWO PLOTS REMAINING !

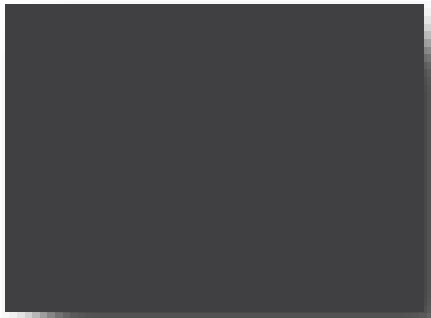
Tenure: Freehold EPC Rating: B
Council Tax Band: E

guide price

£400,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SEL109025 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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