



The Oak

by G P Atkin Homes Ltd

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

G.P.
HOMES

ATKIN
LTD



Garage & Off
Road Parking



Gas Central Heating

The Oak by G P Atkin Homes Ltd

'The Oak' is a fantastic 4 double bedroom detached house with integral garage built by G P Atkin Homes Limited who have a proven local track record of using craftsmen to build quality homes overseen by personal attention at every stage of construction.

'The Oak' has a smart, distinctive appearance and successfully fuses contemporary living on the ground floor with four good bedrooms on the first. The main accommodation comprises Lounge, open plan kitchen/ dining/ family room, plus Utility and cloakroom. The master bedroom offers an en suite with the remaining first floor accommodation including three bedrooms and bathroom.

As with all GP Atkin Homes, The Oak is ready to move into complete with floor coverings, choice of fitted kitchens with white goods including cooker, hob, fridge/freezer, dishwasher and washing machine. Outside turfed gardens, paved patio, dusk to dawn lighting and parking for vehicles.

For over 60 years the Atkin family have been building quality homes in East Yorkshire, using unrivalled skills of local craftsmen to create houses which are the hallmark of distinction.

All materials used in construction are sensitively chosen not only for their strength, durability and insulating properties but for their quality and appearance. All properties are built to advanced specifications providing modern, spacious and luxurious living, which is seldom matched in today's new home market, while thermal efficient makes them comfortable to live in, economical to run and enjoy the confidence of a NHBC 10 Year Build mark Warranty. Building luxury homes, for today.

GP Atkin is committed to maintaining a friendly and efficient customer service. Our customer support staff are on hand to provide guidance and expert advice before, during and after the sales process.



Accommodation

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE

19' 4" x 10' 2" (5.9m x 3.1m)

KITCHEN/DINING/FAMILY ROOM

21' 11" x 11' 5" (6.7m x 3.5m)

UTILITY ROOM

9' 2" x 4' 11" (2.8m x 1.50m)

LANDING

MASTER BEDROOM

15' 5" x 13' 5" (4.7m x 4.11m)

EN-SUITE

BEDROOM 2

14' 9" x 11' 9" (4.5m x 3.6m)

BEDROOM 3

15' 5" x 11' 5" (4.7m x 3.5m)

BEDROOM 4

10' 5" x 9' 6" (3.2m x 2.9m)

FAMILY BATHROOM

SPECIFICATION

KITCHEN

Buyers have a choice of quality fitted kitchen from the builders range. There is also a choice of worktop finish, again, from the builders range.

Integrated appliances:

Gas or electric 4 ring hob with extractor over.

Single electric oven.

Fridge/Freezer.

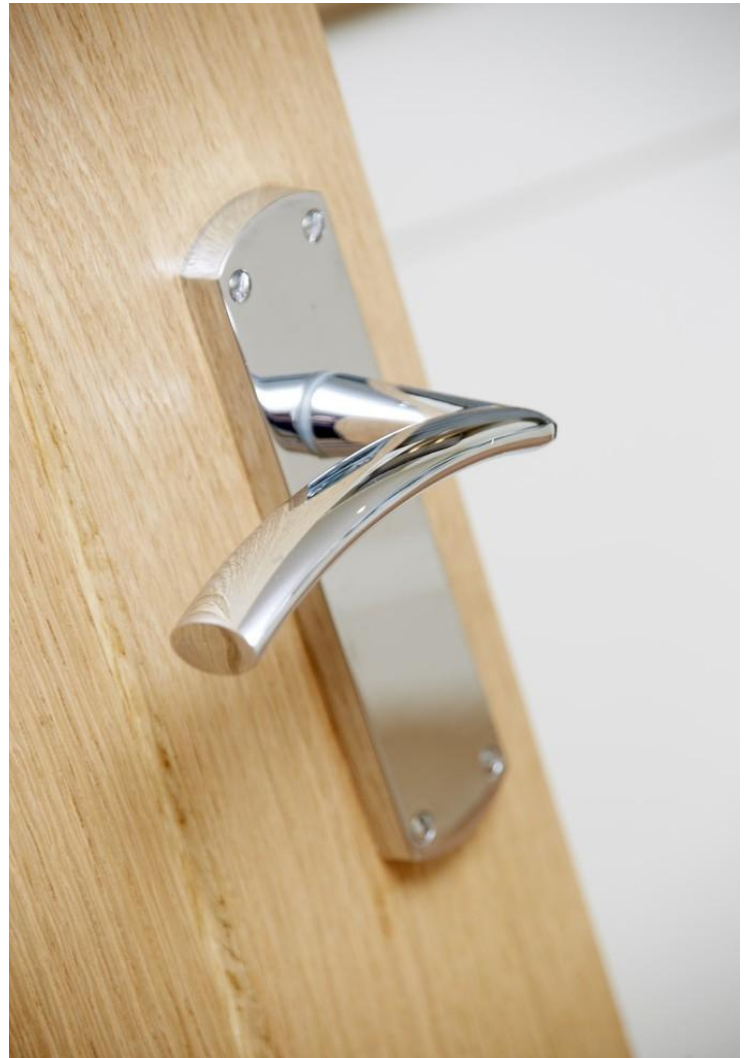
Dishwasher.

LED under pelmet lighting.

BATHROOM & EN-SUITES

Fitted from the builders range of contemporary white sanitaryware suites.

Water saving mixer taps.



Thermostatically controlled showers.
'Chrome' ladder towel rail.

TILING

Buyers have a choice of tiling finish from the builders range, being 600mm above the work units. 300mm above the sink in the kitchen and cloakroom.

Bathrooms will be half tiled with full tiling around showers.

INTERNAL DOORS AND SKIRTINGS

5 panel solid core oak veneer finished door to the ground floor.

5 panel soft wood doors to the first floor.

Polished chrome door furniture.

Moulded skirtings and architraves (120mm & 70mm, Taurus range, respectively).

DECORATION AND FINISH

Skirtings and architraves finished in a choice of white satin or gloss.

Walls and ceilings finished in white and magnolia matt emulsion.

OUTSIDE

Turfing to front and rear gardens.

Buff paving to pathways and patio areas.

Block paved and tarmacadam drive.

Outside water tap.

Security dusk till dawn sensor lighting both front and rear doors.

Composite security doors .

1.80m high close boarded timber fencing to rear garden.

CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. This is on a 'zoned' system. The energy saving boiler also provides domestic hot water.

FLOORING

Ground Floor Flooring

Buyers have a choice from the builders range of flooring including quality laminate finish and carpets.

Bathroom and en suites

Finished with a choice from the builders range.

ELECTRICAL

There will be a generous allocation of double sockets throughout the property plus wired in cooker. An electric point will be available in the bathroom for the provision of a shaver point, if required.

Integrated smoke, heat and carbon monoxide detection systems.

Low energy light fittings, LED downlights to kitchen and bathroom.

LED undercounter lighting.

Pre-wired telephone point(s).

Media and TV - Cat 5 box with media and TV points in lounge, kitchen and all bedrooms. TV aerial with booster in roof space.

Security alarm.

UPGRADES

GP Atkin Homes Ltd strive to create outstanding homes offering excellent value for money together with a high specification finish, but, their main aim is to ensure that on 'move in' day, you get the house and bespoke finish you desire.

Therefore, the final finish is not limited to the standard specification and changes can be made, subject to potential additional cost or indeed, stage of construction. Buyers can work with the developer to create their ideal home.

GARAGE

Garages feature electric power and lighting.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout with built in trickle ventilation.

TENURE

The property is freehold and offered with vacant possession upon legal completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be assessed).

SERVICES

All mains services connected.

NHBC WARRANTY

The property will be covered under the NHBC Warranty Scheme for a period of 10 years.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

On site during normal working hours, strictly by appointment. Contact us on (01377) 253456 or sales@ullyotts.co.uk. There will be a site office available and the developers have asked that Health and Safety legislation is adhered to.

NOTE

All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Specification is subject to change at the builders discretion without notice.

Floor plans are for illustrative purposes only.

Regulated by RICS

Other properties offered for sale by G P Atkin Homes Ltd include:



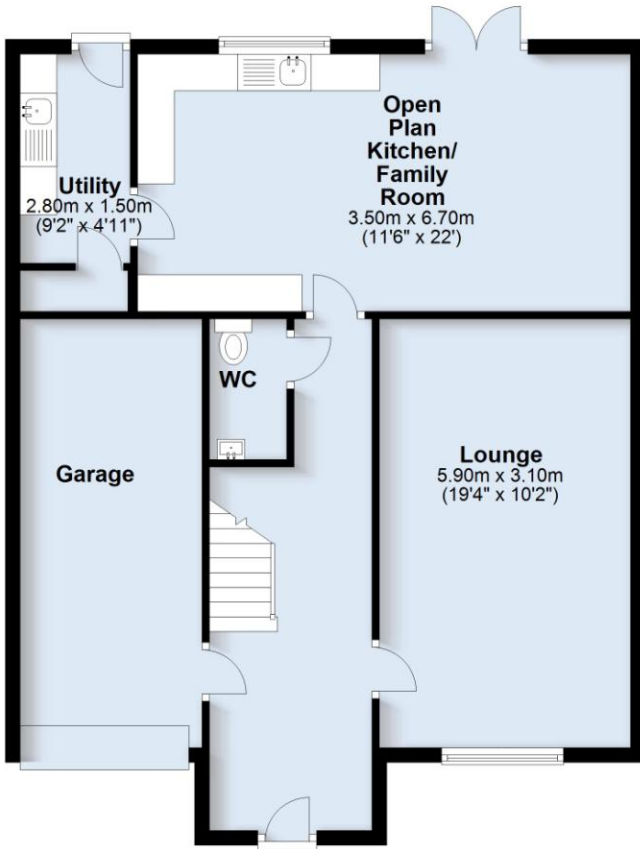
'The Cedar'



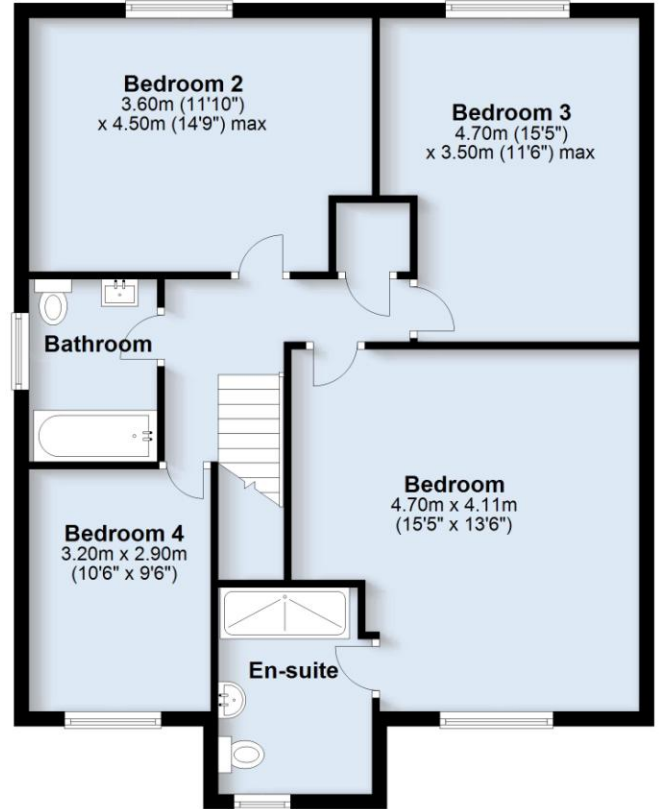
'The Birch'

The stated EPC floor area, (which may exclude conservatories),
is approximately 141 sq m

Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulyotts ■

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