



The Magnolia
by G P Atkin Homes Ltd

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Interior styling



Garage & Off
Road Parking



Gas Central Heating

The Magnolia by G P Atkin Homes Ltd

'The Magnolia' is a brand-new home by G P Atkin Homes Ltd providing family orientated accommodation that includes open plan family room with kitchen having bi-folding doors out to the rear garden plus additional lounge, plus utility and cloakroom on the ground floor. The first floor offers a master bedroom with en-suite shower room, two further bedrooms plus house bathroom on the first floor.

The property is built and completed to the usual high specification of the developer and offered completely ready to move into including carpets and floor coverings and a choice of fixtures and fittings, subject to build stage.

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.



Interior styling



Interior styling



Bathroom styling



WC Styling

Accommodation

ENTRANCE HALL

LOUNGE

14' 1" x 10' 9" (4.3m x 3.3m)

FAMILY ROOM

14' 9" x 12' 1" (4.5m x 3.7m)

KITCHEN

10' 5" x 8' 6" (3.2m x 2.6m)

CLOAKROOM/WC

UTILITY ROOM

6' 6" x 6' 6" (2m x 2m)

LANDING

BEDROOM 1

14' 5" x 11' 5" (4.4m x 3.5m)

BEDROOM 2

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

BEDROOM 3

13' 1" x 9' 10" (4m x 3m)

BATHROOM

EN-SUITE

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 stainless steel extractor hood.

Single electric fan oven.

Fridge/Freezer.

Dishwasher.

LED under pelmet lighting.

BATHROOM & EN-SUITES

Contemporary white suite comprising bath with chrome water saving mixer taps - shower with glass screen, dual flush push button WC and pedestal was hand basin with chrome mixer



Kitchen styling

taps. Electric wiring point for mirror/shaver.
'Chrome' ladder towel rail.

TILING

Tiled in part to full height and in part to half height from the builders range. Splashback tiling from the same range.

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.

Cove moulding ground floor rooms (Dawnay Park site)

Walls and ceilings finished in white and magnolia matt emulsion.

OUTSIDE

Turfing to front and rear gardens.

Paving to pathways and patio areas.

Block paved drives.

Outside water tap.

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

Composite security doors.

White uPVC argon filled double glazed patio 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 a 'zoned' system. The energy saving boiler



Kitchen styling

also provides domestic hot water.

FLOORING

Ground Floor Flooring

Buyers have a choice from the builders range of flooring including SPC wood grain effect flooring or carpets.

Bathroom and en suites

Finished with a choice of tiles 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).

Openreach ultra fast fibre broadband connection and telephone point.

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 will 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.

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.

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.

Regulated by RICS

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



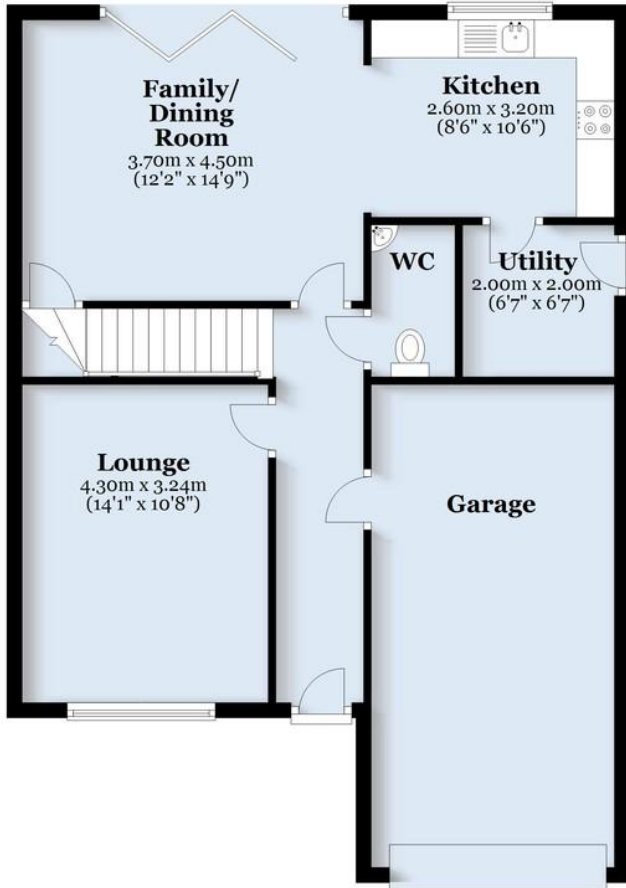
'The Silverbell'



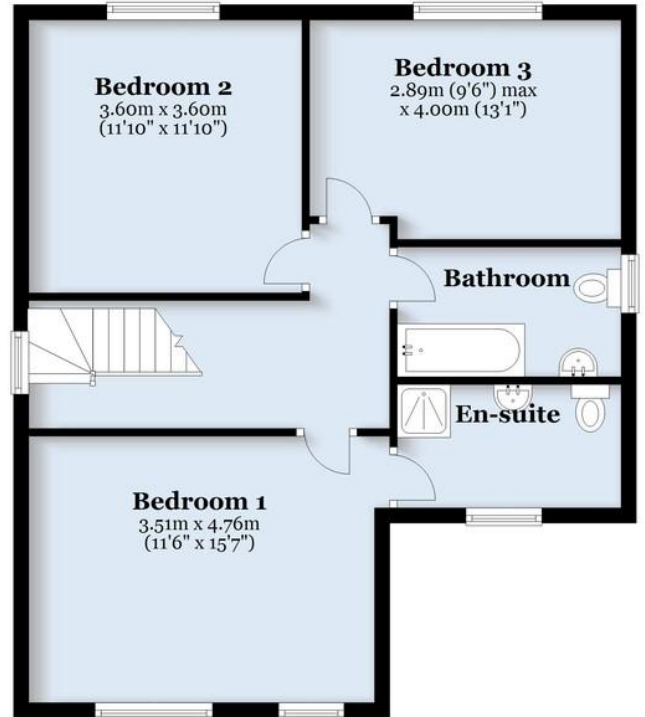
'The Birch'

The stated EPC floor area, (which may exclude conservatories),
is approximately 118 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.

■ Ulllyotts ■

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