



The Cedar

By GP 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 Cedar by GP Atkin Homes Ltd

'The Cedar' is a smart, family orientated home combining contemporary open plan living with additional separate lounge and four double bedrooms on the first floor. The property will be finished to a 'move in' standard and the buyer will have input into how the property is to be completed, thus making their ideal home.

External, the property includes a garage, plus front and rear gardens.

The double glazed gas centrally heated accommodation is ready to move into complete with floor coverings, choice of fitted kitchens with white goods including cooker, hob, fridge/freezer, and dishwasher. Bathroom suite choice available and ample wall tiling. Outside turfed gardens, paved patio, dusk to dawn lighting.



Accommodation

ENTRANCE HALL

A warm, welcoming entrance hall with attractive staircase leading off.

CLOAKROOM/WC

With fitted suite and finish from the builders range.

LOUNGE

17' 0" x 11' 1" (5.2m x 3.4m)
With front facing bay window.

FAMILY ROOM

13' 1" x 8' 6" (4m x 2.60m)
An impressive, front facing family area and forming part of the main 'hub' of the house which is open plan and leads into:

DINING AREA

15' 7" x 9' 10" (4.75m x 3m)
Double French doors lead out onto the rear garden, built-in storage cupboard and and being open plan into:

KITCHEN

14' 5" x 9' 10" (4.4m x 3.0m)
Fully fitted kitchen including appliances with a choice from the builders range.

UTILITY

9' 10" x 5' 6" (3.0m x 1.7m)
Fitted with a choice from the builders range.

FIRST FLOOR

LANDING

With large built-in linen cupboard.

MASTER BEDROOM

12' 1" x 11' 9" (3.7m x 3.6m)

EN-SUITE

6' 6" x 6' 2" (2.0m x 1.9m)
With fitted suite and finish from the builders range.

BEDROOM 2

10' 9" x 10' 2" (3.3m x 3.1m)

BEDROOM 3

11' 9" x 11' 1" (3.6m x 3.4m)

BEDROOM 4

11' 0" x 8' 1" (3.37m x 2.48m [plus recess])



FAMILY BATHROOM

8' 6" x 7' 6" (2.6m [max] x 2.3m)

With fitted suite and finish from the builders range.

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 contemporary white sanitary ware 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 to shower areas.

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, finished in white satin or gloss.

Polished chrome door furniture.

Moulded skirtings and architraves (120mm & 70mm, Taurus range, respectively), finished in white satin or gloss.

DECORATION AND FINISH

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

Cove moulding ground floor rooms.

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 til 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 will include 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.

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.

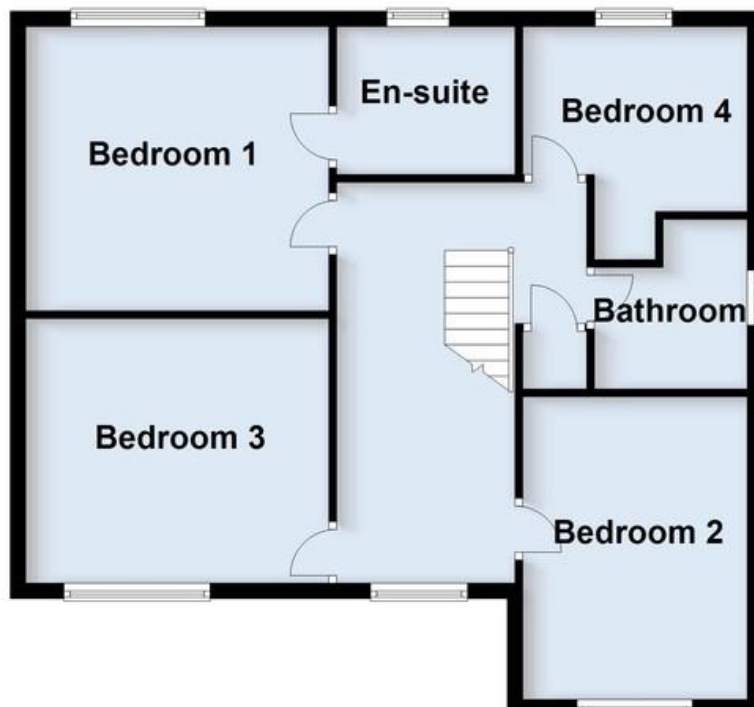
Specification is subject to change at the builders discretion

The approximate floor area is approximately 1501 sq ft

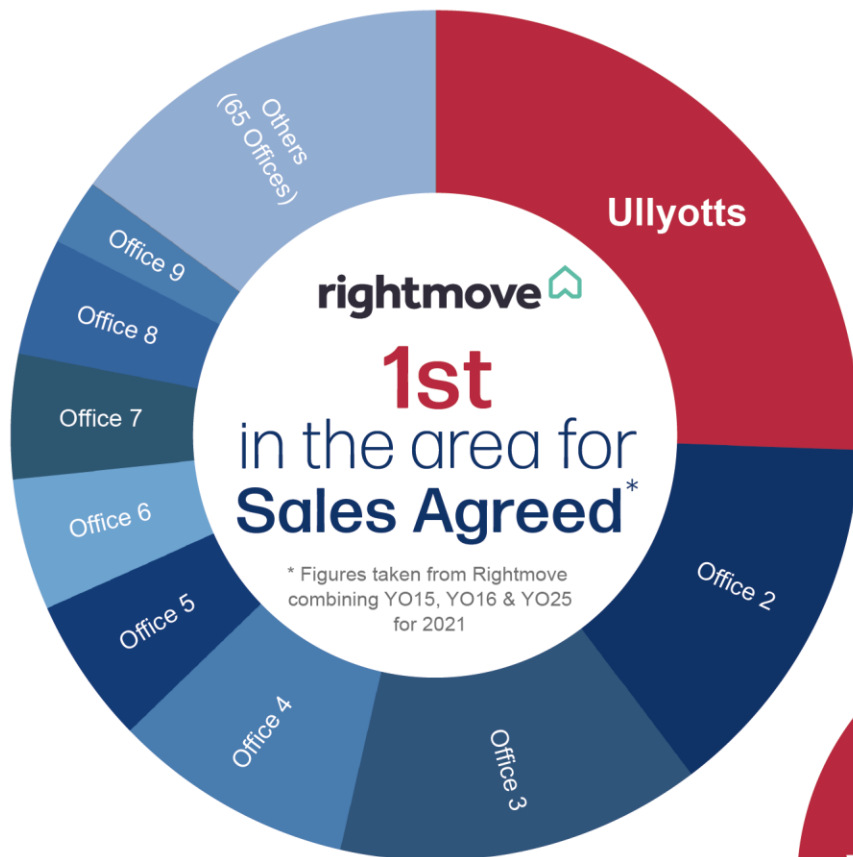
Ground Floor



First Floor



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