



‘The Sycamore’
By GP Atkin Homes Ltd

4 Bedroom Detached House

■ **Ulliyotts** ■
EST 1891

01377 253456

G.P.
HOMES

ATKIN
LTD



4



3



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Garaging



Gas Central Heating

The Sycamore by GP Atkin Homes Ltd

BRAND NEW Executive Home by G P Atkin Homes Limited - 'The Sycamore' is quite simply a superb home for the growing family or simply for those buyers wishing to have space to spread out. The interior accommodation includes attractive, front facing lounge, separate study and fabulous open plan space across the whole of the rear elevation comprising family room, dining area and fully fitted kitchen with range of appliances. In addition, there is a separate utility, the first floor boasts master bedroom with en-suite and walk-in wardrobe, guest bedroom again with en-suite plus two further double bedrooms and house bathroom.

The property will be finished to the usual high standards of the developer and, subject to build stage, the buyers would be offered a hand-in individualising the finish to their own requirement.

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

ACCOMMODATION

ENTRANCE HALL

Having a staircase leading off and built-in under stairs storage cupboard.

CLOAKROOM/WC

To be fitted with a quality suite from the builders range.

LOUNGE

19' 4" x 11' 9" (5.9m x 3.6m)

With front facing window.

STUDY

12' 1" x 8' 2" (3.7m x 2.5m)

With front facing window.

OPEN PLAN LIVING SPACE

31' 5" x 13' 1" (9.6m x 4m)

A stunning open plan space comprising family area, dining room and kitchen. The room features bi-folding doors out onto the rear garden and dual windows either side.

UTILITY

8' 2" x 6' 6" (2.5m x 2m)

FIRST FLOOR

LANDING

BEDROOM 1

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

With front facing window and spacious walk-in wardrobe.

EN-SUITE

6' 6" x 5' 10" (2m x 1.8m)

To be fitted with a suite from the builders range.

BEDROOM 2

12' 1" x 9' 10" (3.7m x 3m)

With rear facing window.

EN-SUITE

To be fitted with a suite from the builders range.

BEDROOM 3

11' 5" x 13' 1" (3.5m x 4m)

With recess suitable for wardrobes.

BEDROOM 4

11' 5" x 13' 1" (3.5m x 4m)

With rear facing window.



HOUSE BATHROOM

7' 6" x 9' 6" (2.3m x 2.9m)

Fitted with a suite from the builders range and rear facing window.

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 wash hand basin with chrome mixer 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, Tau rus 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.

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.

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 also provides domestic hot water.

SOLAR PV

The property will include an integrated Solar PV system to provide a proportion of the electricity demand of the house.

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.

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.

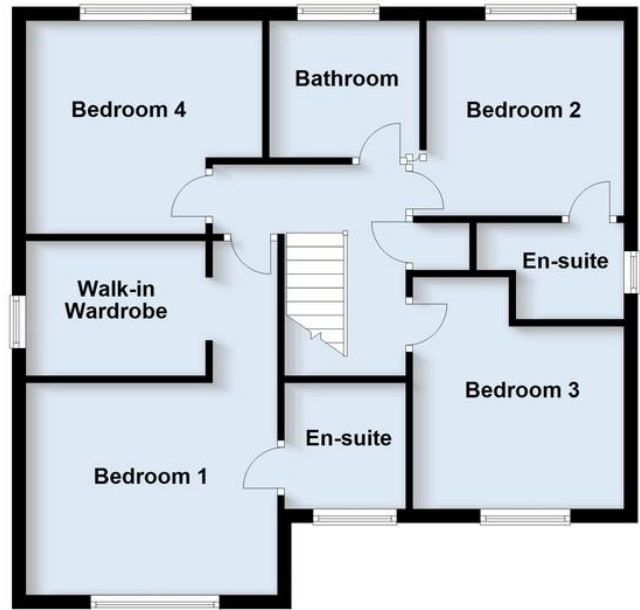
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 1,872 sq ft

Ground Floor








First Floor



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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