



Plot 8 Burton Pasture 8 Shipley  
Close  
Brandesburton

ASKING PRICE OF  
~~£475,000~~  
**£510,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Street Scene



## Plot 8 Burton Pasture 8 Shipley Close, Brandesburton, YO25 8QG

Burton Pasture is a select cul-de-sac development comprising only nine individual detached dwellings to be constructed by local renowned developers GP Atkin homes Ltd to their usual high standards, this being plot 8.

The specification of all dwellings within the development is hugely impressive with the developer providing buyers with a finished home in 'move in' condition with a finish to the buyers own choice.

All properties within the development will feature a contemporary layout and will benefit from the latest in building regulations which will include a solar PV system meaning that the running costs of each property will be comparatively low.

The 'Cotswold' is a detached house which includes exceptionally spacious accommodation arranged over two floors.

### BRANDESBURTON

Now bypassed by the A165, Brandesburton is a quiet but thriving village settlement with many amenities together with St Mary's Church, the Market Cross and 19th Century village school. It boasts an excellent range of recreational facilities including a golf course, jet ski centre and the Dacre Lakeside Camping and Caravan Park. 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





## Accommodation

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.

### ENTRANCE HALL

16' 2" x 6' 3" (4.93m x 1.93m)

### KITCHEN/DINING

18' 0" x 14' 4" (5.49m x 4.39m)

### LIVING ROOM

20' 2" x 11' 10" (6.17m x 3.62m)

### FAMILY ROOM

13' 1" x 14' 6" (4m x 4.42m)

### STUDY

12' 0" x 9' 4" (3.66m x 2.85m)

### STORE

5' 3" x 2' 7" (1.62m x 0.8m)

### FIRST FLOOR

#### LANDING

12' 2" x 10' 9" (3.72m x 3.29m)

#### BEDROOM 1

12' 4" x 11' 10" (3.77m x 3.63m)

#### DRESSING ROOM

8' 2" x 9' 8" (2.5m x 2.97m)

#### EN-SUITE

7' 1" x 5' 0" (2.17m x 1.54m)

#### BEDROOM 2

16' 2" x 12' 0" (4.93m x 3.66m)

#### BEDROOM 3

14' 6" x 11' 5" (4.42m x 3.48m)

#### BEDROOM 4

14' 6" x 11' 5" (4.42m x 3.5m)

#### BATHROOM

10' 11" x 7' 6" (3.35m x 2.29m)



### 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 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.

Walls and ceilings finished in white and magnolia matt emulsion.

#### SOLAR PV

A solar PV system is installed and incorporated into the roof structure. This will provide some of the electricity demand of the property. Further details on request.

#### 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 available.
- 1.80m high close boarded timber fencing to rear garden.

CENTRAL HEATING

The properties with have gas fired central heating . This is a 'zoned' system with underfloor heating on the ground floor and radiators on the first floor, where appropriate. The energy saving boiler 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.

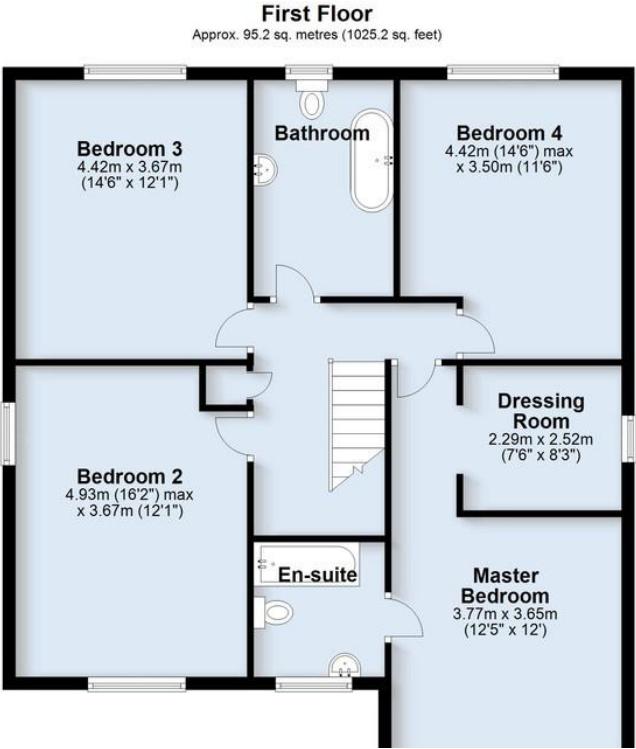
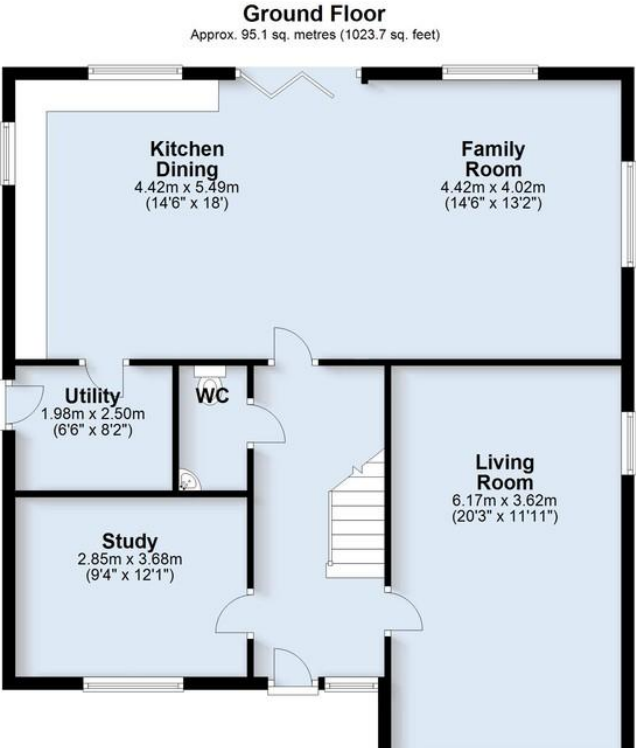
Security alarm.

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

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





# Why Choose Ulllyotts?



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