



The Beech  
by G P Atkin Homes Ltd

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Kitchen example



Off Road  
Parking



Gas Central Heating

## The Beech By G P Atkin Homes Ltd

Introducing 'The Beech' a larger style three-bedroom semi-detached house by G P Atkin Homes Ltd. The property provides buyers with around 1140 ft<sup>2</sup> of accommodation that includes contemporary front facing lounge along with rear facing open plan dining kitchen. The first floor includes a master bedroom with en-suite and there are two further bedrooms plus house bathroom.

At this size, 'The Beech' will cater for families as well as couples and will be completed to the usual high specification of the developer with buyers being allowed the option of a choice of fixtures and fittings, subject to build stage plus, optional garage, subject to build stage and the individual plot in question.

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. G P 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.



Door detail



Cloakroom detail



En Suite example



Kitchen detail

## Accommodation

### ENTRANCE HALL

### CLOAKROOM/WC

### LOUNGE

13' 9" x 12' 9" (4.2m x 3.9m)

### KITCHEN DINER

15' 8" x 13' 1" (4.8m x 4m)

### FIRST FLOOR

#### BEDROOM 1

10' 9" x 9' 2" (3.3m x 2.8m)

#### EN-SUITE

#### BEDROOM 2

10' 5" x 8' 2" (3.2m x 2.5m)

#### BEDROOM 3

7' 2" x 7' 2" (2.2m x 2.2m)

### 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 or Washing Machine.

LED under pelmet lighting.

### BATHROOM

Fitted with contemporary white sanitary ware suites, from the builders range.

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.



Styling example



Styling example

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.

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.

Gravelled drive.



Styling example



Kitchen example

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 SPC luxury vinyl flooring 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.

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



'The Alder'



'The Lime'

### GARAGE

Garages are available as an optional extra subject to the individual specification of the plot. Garages will feature electric power and lighting.

### DOUBLE GLAZING

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

### SERVICES

All mains services are available at the property.

### TENURE

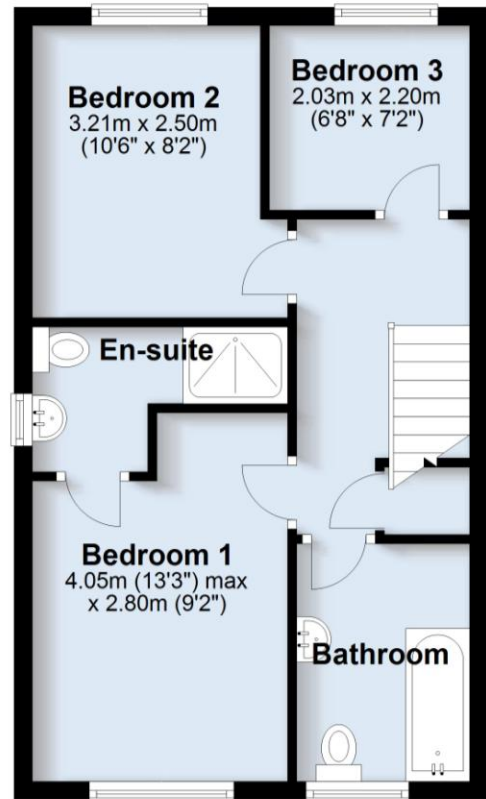
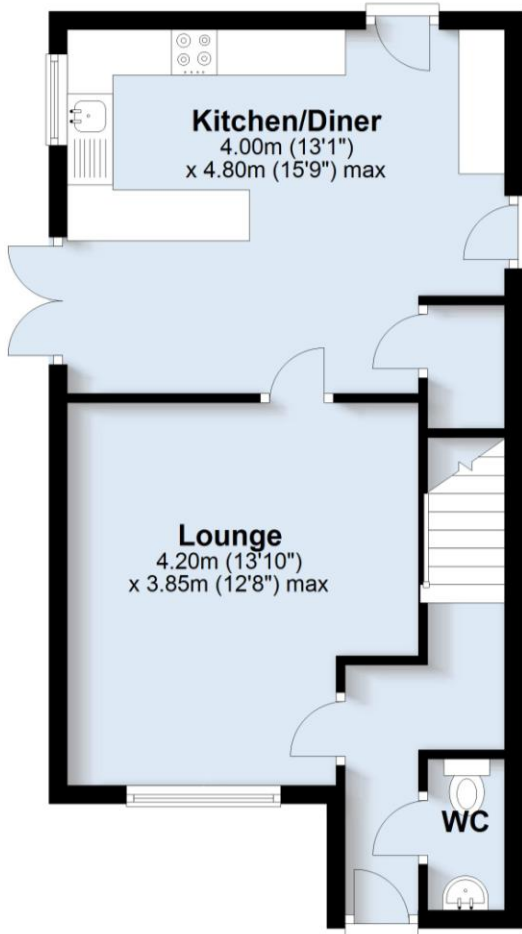
We understand that the property is freehold and is offered with vacant possession upon completion.

### 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

The stated EPC floor area, (which may exclude conservatories),  
is approximately 106 sq m



# Why Choose Ulllyotts?



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