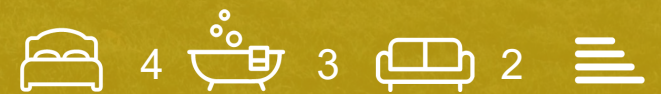


**staniford**  
grays



2 Barney Close, Butt Lane, Tickton, HU17 9SF

£495,000





# 2 Barney Close, Butt Lane

Tickton, HU17 9SF

- FINAL PLOT REMAINING
- GATED ENVIRONMENT
- THREE BATHROOMS
- SOUTH FACING GARDENS
- STRIKING MODERN DESIGN
- HIGH SPECIFICATION
- FOUR GENEROUS BEDROOMS
- QUIET POSITION
- LAST OPPORTUNITY TO RESERVE

\*\* FINAL PLOT REMAINING AND AVAILABLE FOR VIEWING\*\*

INTERNAL SPECIFICATION CHOICES STILL AVAILABLE ON PLOT 2 FOR A LIMITED TIME.

In the final phase of construction and completed to an exacting standard and high specification this last remaining family home comes recommended for viewing.

An emphasis has been placed upon light and open plan reception spaces with an impressive vaulted ceiling height with a suspended balcony to the gallery landing.

Offering a striking and contemporary external design, these individual, four bedroom homes are situated in a gated plot environment with generous south facing gardens to the rear elevation.

Contact Staniford Grays today to discuss in further detail.



£495,000



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

With staircase approach to first floor. Double built in cloaks storage cupboard.

#### CLOAKROOM

With low flush WC and wash basin.

#### LIVING ROOM

17'0" x 15'8" (5.2 x 4.78)

#### KITCHEN DINING ROOM DAY ROOM

22'3" x 17'3" (6.78m x 5.26m)

#### UTILITY ROOM

16'9" x 9'6" (5.11m x 2.90m)

### FIRST FLOOR

#### MASTER BEDROOM

With ensuite shower room

17'3" x 15'9" (5.26m x 4.80m)

#### BEDROOM TWO

17'3" x 15'6" (5.26m x 4.72m)

#### BEDROOM THREE

12'6" x 9'9" (3.81m x 2.97m)

#### BEDROOM FOUR

With ensuite shower room.

14'6" x 9'9" (4.42m x 2.97m)

#### FAMILY BATHROOM

With double vanity basin, panelled bath and separate shower cubicle with low flush WC.

#### GARAGE

Single integral garage

22' x 9'9" (6.71m x 2.97m)

### OUTSIDE

The property is approached via a shared entrance drive to plots 1 & 2. There is provision of security entrance gates and low level lighting. Brick set courtyard with turning area and brick set entrance drive to the two individual properties. The rear gardens are enclosed, fenced and south facing.

### TENURE :

We understand the Tenure of the property to be Freehold.

### SERVICES :

Mains water, electricity and drainage are connected. There is no provision of gas. Central heating is provided via an air sourced heat pump.



#### **RESERVATION PROCEDURE**

RESERVATIONS NOW BEING TAKEN WITH £1000 FEE PAYABLE TO SECURE A PLOT . RETURNABLE LESS EXPENSES INCURRED BY DEVELOPER.

#### **IMAGES**

The images shown are computer generated and for illustrative purposes only and may deviate from final build construction.

#### **SPECIFICATION**

The developer reserves the right to amend the specification with a suitable alternative should any supply or alternate issues arise.

Specification by Holtby Builders Limited is for guidance purposes only and is the aim of the builder to provide a quality product, with the best elements and components, integrated appliances and fixtures and fittings that are available.

A number of opportunities for a purchaser are available to add to the generous standard specification to create a bespoke home, and these would be in addition to the standard specification as set out below, subject to separate negotiation with the builder direct and charged in addition to the purchase price.

#### **CONSTRUCTION**

A cavity construction with timber frame inside wall. With insulated frame and cavity, with external wall of block construction finished in a white silicone render. The detailing is to match and to blend to the environment with a modern, clean and precise design that is well insulated with an insulated frame, insulated floors and sub floors, creating the highest energy value for the energy efficiency of the property. The double pitch roof is finished with a complimentary modern black, flat tile.

#### **WINDOWS AND DOORS**

Will be of a high specification uPVC double glazed unit and the large full width bifold doors to the kitchen dining room day room will be aluminum framed and double glazed. Internal doors will be of an oak panel finish and the front door will be a composite double glazed security door to match the choice of window frames finished in an anthracite grey or Cotswold green.

#### **STAIRS AND STAIRCASE**

There is provision of a central hallway with staircase to first floor. The staircase will be finished in European oak with Newel post and handrails.

#### **KITCHEN AND UTILITY ROOM**

A fully fitted kitchen from a chosen dedicated range of kitchen units with integrated appliances, granite working tops with granite upstands. The appliances to include oven hob and hood, integrated fridge freezer, integrated dishwasher and washer dryer.

#### **BATHROOMS**

All bathrooms will be fitted with white bathroom suites unless by agreement with a contracted purchaser. Provision of shower cubicle and walk in showers will be paneled finished and there will be half tiling to family bathroom and ensuite.

#### **BEDROOMS**

An exclusive range of fitted bedroom furniture is available by separate negotiation with the builder direct. There is no provision of fitted furniture in any of the bedrooms and this would be an extra to be agreed with a contracted purchaser.

#### **EXTERNAL**

There will be provision of outside power and external lighting points to front and rear, and outside cold tap. Boundary fencing will be provided. The garden will be laid to lawn with a turfed finish and there will be provision of a patio area directly adjoining the rear of the property, taking full advantage of the southerly aspect. The communal or shared entrance drive, parking and turning area will be brick set.

#### **CENTRAL HEATING**

Central heating is provided via an air source heat pump providing underfloor heating to the ground floor and radiators to first floor. The air source heat pump is state of the art, energy efficient with zoned heating areas giving controllable environments.

#### **DECORATION**

All walls and ceilings will be finished in emulsion and woodwork will be finished in white gloss.

#### **SERVICES**

Mains, water, electricity and drainage are connected. Central heating is provided via a state-of-the-art air source heat pump.

#### **TELEPHONE**

Telephone connection will be provided with connection to KCom as the service provider.

#### **ELECTRICAL FITTINGS**

The subject property will be prewired for telephone connection and Sky, there will be provision of TV aerial points and a telephone socket. There will provision of sockets with USB charging points in relevant rooms. A full Adpro security alarm system will be installed.

#### **AGENTS NOTE**

PHOTOGRAPHS INTERNALLY OF THE COMPLETED PLOT 1 WITH SOME ADDITIONAL UPGRADES IN SITU THAT DO NOT FORM PART OF THE STANDARD SPECIFICATION.

PLOT 2 IS CURRENTLY BEING COMPLETED WITH PHOTOGRAPHS TO FOLLOW. INTERNAL SPECIFICATION CHOICES STILL AVAILABLE ON PLOT 2 FOR A LIMITED TIME.

#### **ARCHITECTS CERTIFICATE**

The property will benefit from an architect's certificate on physical completion provided by architect Jonathan Smith.

#### **MANAGEMENT COMPANY**

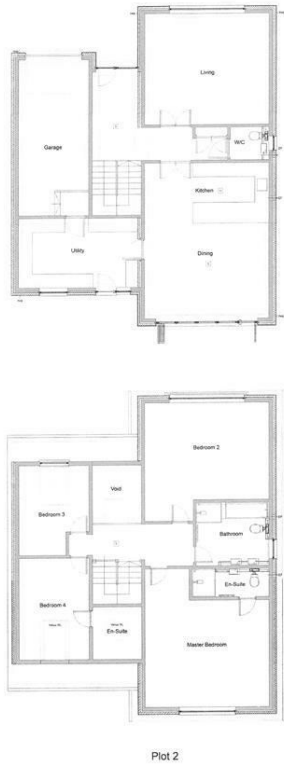
There will be provision of a management company for the shared entrance drive, the shared electrical gates and a provision of external lighting. The management will be responsible for their own service connection.

#### **BUILDERS NOTE**

In the construction of the property and the creation of this specification, the specification is created purely for guidance purposes, use of interested parties and potential purchasers and at the time of the construction, September 2022, the building industry is experiencing supply and delivery problems for major component elements. The builder reserves the right to make alterations of changes to the specification without notification.



## Floor Plans



## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		