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Your Home. Your Agent



The Hockney, Plot 32 The Folly, Atwick Road, Hornsea, East Yorkshire, HU18 1PL

£229,950

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LOVE WHERE YOU LIVE!

NEW PHASE 3 RELEASE - RESERVATIONS NOW BEING TAKEN OF THESE FANTASTIC HOMES BUILT AND CONCEIVED BY WARD HOMES YORKSHIRE.

Ward Homes Yorkshire invites you to discover The Folly, Hornsea. This is a rare opportunity to purchase one of 60 new energy efficient homes, each benefitting from the breath-taking natural beauty of the coast, while indulging in the comfort and convenience of modern living. With its unparalleled location, exquisitely designed properties, and high-quality craftsmanship throughout, The Folly is poised to redefine the meaning of luxury coastal living.

CONTACT STANIFORD GRAYS TODAY TO DISCUSS HOW YOU CAN RESERVE YOUR DREAM HOME TODAY.

The Hockney is a characterful three-bedroom semi-detached house with distinctive features and an economical use of space. Equipped for modern living, the downstairs provides a free-flowing open plan layout, which runs from the living room into the kitchen area with sliding doors, and a centralised utility and cloakroom attached. The first floor consists of a master bedroom with an en-suite, a further two bedrooms and a family bathroom leading off the landing.

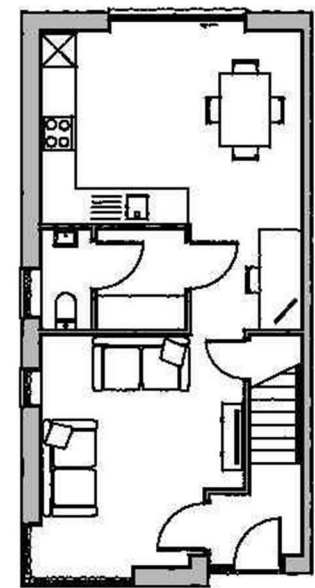


Plots 9-10, 22-23, 32-33
(See pages 4 & 5)

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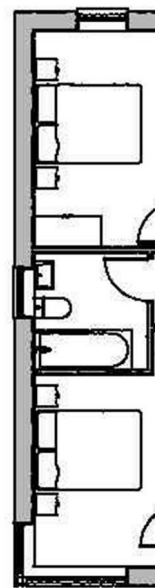
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Ground Floor

- Kitchen/Day Room**
4650mm x 3450mm 15 3' x 11 3'
- Utility**
1750mm x 1625mm 5 8' x 5 3'
- Lounge**
4125mm x 3625mm 13 6' x 11 10'
- WC**
850mm x 1750mm 2 9' x 5 8'



First

- Bedroom 1**
3400mm x 2650
- Ensuite**
1800mm x 1750r
- Bedroom 2**
3850mm x 2600
- Bedroom 3**
2850mm x 1950r
- Bathroom**
2050mm x 2000

GROUND FLOOR

ENTRANCE

LOUNGE

13'6" x 11'10" (4.12 x 3.62)

KITCHEN DAYROOM

15'3" x 11'3" (4.65 x 3.45)

UTILITY ROOM

5'8" x 5'3" (1.75 x 1.62)

W.C.

2'9" x 5'8" (0.85 x 1.75)

FIRST FLOOR

LANDING

BEDROOM 1

11'1" x 8'8" (3.40 x 2.65)

ENSUITE

5'10" x 5'8" (1.80 x 1.75)

BEDROOM 2

12'7" x 8'6" (3.85 x 2.60)

BEDROOM 3

9'4" x 6'4" (2.85 x 1.95)

FAMILY BATHROOM

6'8" x 6'6" (2.05 x 2.0)

SPECIFICATION

Ward Homes Yorkshire prides itself on the high-quality specification included in its homes and The Folly properties will be no different. Our homes are finished to an exceptionally high standard, with contemporary living in mind. When buying a Ward Homes Yorkshire property, you can be assured that only the highest specification and products are used to finish the home. The quality and craftsmanship of our builds speaks for itself.

FOR FULL SPECIFICATION DETAILS PLEASE DOWNLOAD THE OFFICIAL FOLLY BROCHURE IN THE LINK BELOW.

DISCLAIMER

*Whilst specifications are correct at time of going to press, Ward Homes Yorkshire Limited reserves the right to alter designs, specifications, equipment and fittings where necessary. These specifications are only a general guide. Images shown are for illustrative purposes only.

LOCATION

First Impressions-

Located off Atwick Road in Hornsea, within close proximity

to the town centre and its local amenities, the development offers a range of 8 property types including 2, 3, and 4 bedroom homes – all with distinguishing features and individual benefits. Designed to resemble a horseshoe, the layout of the site allows for plenty of privacy and open space, and a large proportion of the houses benefit from south, southeast, and southwest-facing gardens. The orientations are not only perfect to benefit the solar panels fitted on each property, but also for the whole family to enjoy outdoor living as much as possible. Internally, all the properties cater for a modern lifestyle, and you will find that high-quality materials and beautiful craftsmanship are obvious features throughout every room.

Why live in Hornsea? -

As one of the most sought-after coastal towns in the North of England, Hornsea has a stunning coastline with a long sandy beach that stretches for miles. It is a great place for a walk, run, or to simply relax and enjoy the scenery. A quiet and peaceful town with a strong sense of community, Hornsea is an ideal place to escape the hustle and bustle of city life and enjoy a slower pace of life. It is also a great place for outdoor enthusiasts, with opportunities for hiking, cycling, fishing, and water sports. The town has a number of parks and nature reserves, including Hornsea Mere, which is the largest freshwater lake in Yorkshire. Despite its petite size, Hornsea has a good range of local amenities, including shops, restaurants, cafes, and pubs. It is also in close proximity to a number of highly-rated nurseries, primary schools, and secondary schools.

Location and access- Hornsea is located on the A1035 road, which connects it to nearby towns and cities such as Hull and Beverley. The A165 road also runs through Hornsea and provides access to Bridlington and Scarborough. It is also within easy reach of the North York Moors and the Yorkshire Dales. There are regular bus services to Hull, Beverley, and Bridlington from Hornsea operated by East Yorkshire Motor Services. The nearest airport to Hornsea is Humberside Airport, which is approximately 25 miles away. The airport has flights to destinations in the UK and Europe.

VIEWING

Strictly by appointment with sole selling agents, Stanfords.com on Tel: (01482) - 631133
E-mail: swansales@stanfords.com

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

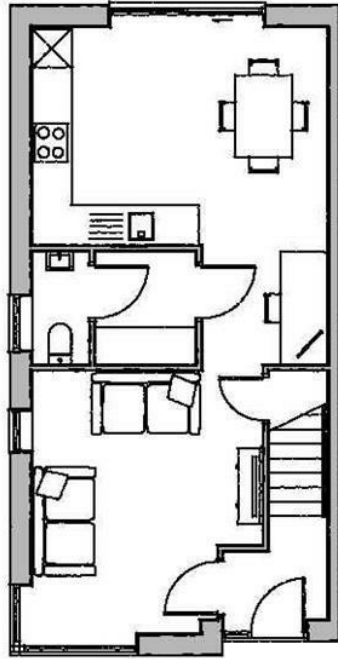
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

WARRE

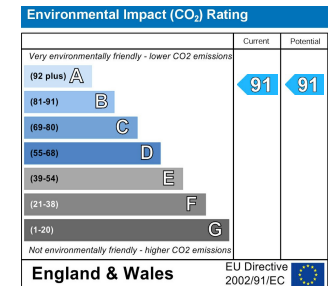
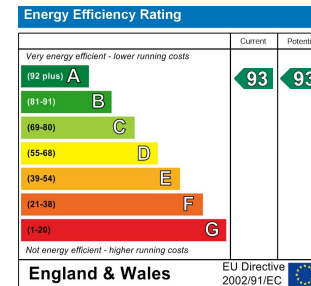
HOMES

YORKSHIRE

Ground Floor



Hockney



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