



SHOW HOME

SALES CENTRE

The Wassand, Plot 19 The Folly, Atwick Road, Hornsea, East Yorkshire, HU18 1EL

£475,000

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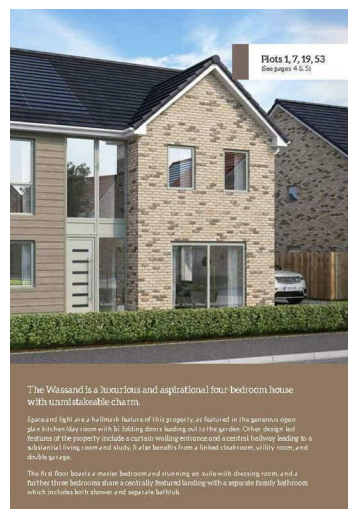
LOVE WHERE YOU LIVE!

NEW CORNER PLOT RELEASE, 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 Wassand is a luxurious and aspirational four-bedroom house with unmistakable charm. Space and light are a hallmark feature of this property, as featured in the generous openplan kitchen/day room with bi-folding doors leading out to the garden. Other design-led features of the property include a curtain walling entrance and a central hallway leading to a substantial living room and study. It also benefits from a linked cloakroom, utility room, and



- Ground Floor**
- Kitchen/Day Room: 800mm x 3400mm 26' 6" x 11' 11"
 - Utility: 2050mm x 1500mm 6' 8" x 4' 11"
 - Lounge: 5000mm x 3750mm 16' 4" x 12' 3"
 - Study: 2050mm x 2050mm 6' 8" x 6' 8"
 - WC: 2050mm x 1050mm 6' 8" x 3' 5"
 - Garage: 6000mm x 5500mm 19' 8" x 18' 2"
- First Floor**
- Bedroom: 3750mm
 - Dressing: 2300mm
 - Ensuite: 2300mm
 - Bedroom: 4900mm
 - Bedroom: 3600mm
 - Bedroom: 3200mm
 - Bathroom: 2900mm



PHOTOGRAPHY

OF COMPLETED PLOTS AND INTERNALS OF PLOT 1 (THE WASSAND) SHOWHOME.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

16'4" x 12'3" (5.00 x 3.75)

KITCHEN DAYROOM

26'6" x 11'1" (8.10 x 3.40)

UTILITY ROOM

6'8" x 4'11" (2.05 x 1.50)

STUDY

8'8" x 6'8" (2.65 x 2.05)

W.C.

6'8" x 3'5" (2.05 x 1.05)

FIRST FLOOR

LANDING

BEDROOM 1

12'3" x 11'6" (3.75 x 3.52)

ENSUITE

7'2" x 5'8" (2.20 x 1.75)

DRESSING ROOM

7'2" x 6'2" (2.20 x 1.90)

BEDROOM 2

16'0"x 8'3" (4.90x 2.52)

BEDROOM 3

10'2" x 8'3" (3.10 x 2.52)

BEDROOM 4

10'11" x 7'2" (3.35 x 2.20)

HOUSE BATHROOM

9'8" x 6'10" (2.95 x 2.10)

GARAGE

19'8" x 18'0" (6.0 x 5.5)

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.

WARD HOMES YORKSHIRE



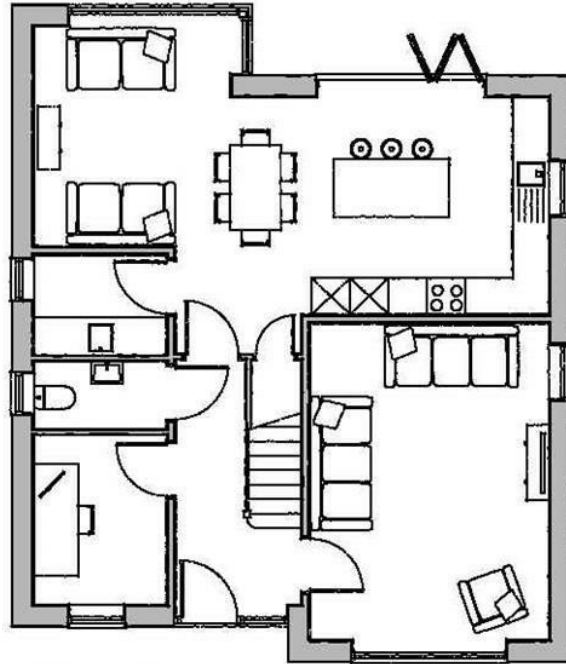

THE FOLLY
— HORNSEA —



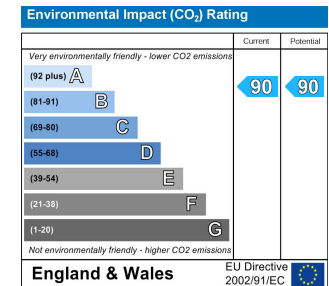
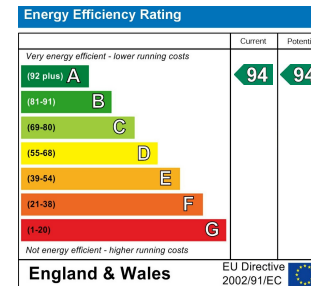
L
Y
Res
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Ground Floor



Wassand



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