



22 (Hyde Green) The Folly, Atwick Road, Hornsea, HU18 1EL

£240,000



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Hornsea, HU18 1EL

- EASTER INCENTIVES AVAILABLE
- PRIME HORNSEA LOCATION
- HIGH SPECIFICATION
- BUILT BY WARD HOMES YORKSHIRE
- IMPRESSIVE ENERGY EFFICIENT HOMES
- OPEN PLAN LAYOUT
- NHBC 10 YEAR BUILD WARRANTY
- VIRTUAL TOUR AVAILABLE
- SOLAR PANELS
- NEW PHASE 3 RELEASE

EASTER INCENTIVES AVAILABLE-

FLOOR COVERINGS, WARDROBE PACKAGE AND TURFING TO REAR GARDENS. RESERVE YOUR PLOT TODAY.

LOVE WHERE YOU LIVE!

FINAL 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.

£240,000



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.



- Plots 1, 7, 3 Bed age
- Plots 2, 8, 6 Bed age
- Plots 3, 12, 0, 56 Bed age
- Elwell - Plots 4, 6, 11, 15, 24, 31, 54-55
3 Bed Detached
Single Garage
- Tindall - Plots 5, 10, 54-55
3 Bed Detached
Single Garage
- Elmhirst - Plots 16-17, 25-26, 59-60
3 Bed Semi-detached
Side Drive
- Hockney - Plots 9-10, 22-23, 32-33
3 Bed Semi-detached
Side Drive
- Meller - Plots 34-36, 42-50
2 Bed Terraced
Front Parking



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, Stanifords.com on Tel: (01482) - 631133
E-mail: swansales@stanifords.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.

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s homes and The Folly
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Homes Yorkshire properly, you can be
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of our builds speaks for itself.



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and fittings where necessary. These specifications are only
our gates only.

KITCHEN

- Porcelanosa Projects range
Soft close doors in a combination
of 4 matt colours and 4 wood
- Contemporary chrome handle
Slimline laminate worktop complete
with upstand and splashback
Solid worktop (upgrade)
Beginox granite sink & contemporary cap
Quicker Tap (upgrade)
- AEG built-in single electric oven
AEG built-in combi oven (upgrade)
- AEG induction hob
- CDA curved glass wall mounted extractor
Mellor, Elmhiric, Hockney, Tieding)
- CDA curved glass island extractor
Tindall, Ekrell, Asquith)
- CDA Integrated extractor (Wassand)
- Beko integrated fridge freezer
70/30 (excluding Mellor)
- Beko integrated 60cm dishwasher
(excluding Mellor)
- uPVC sliding patio doors in Agate Grey
- Aluminium bi-fold doors in Agate
Grey (Asquith, Fielding, Wassand)
- Ceramic floor tiles from Porcelanosa (upgrade)

UTILITY

- Porcelanosa Projects range to match kitchen
- Base units where space allows
Wall units (upgrade except Wassand)
- Slimline laminate worktop complete
with upstand and splashback
Space for washing machine and
dryer with necessary plumbing

BATHROOM & ENSUITE

- Layout of sanitaryware as sales plan
- Rosa Debba square close coupled
pan with soft closing seat
- Rosa Debba square basin and semi pedestal
- Rosa Debba wall hung vanity
in gloss white (Asquith)
- Rosa Tener wall hung vanity in nordic
ash (Fielding, Wassand, Enwale)
- Mono basin mixer
- Deck mounted bath filler
- Single ended bath with hinged glass shower
screen (Mellor, Elmhiric, Hockney, Ekrell)
- Bar shower mixer over bath

- Double ended bath (Tindall,
Asquith, Fielding, Wassand)
- Reinforced bath panel
- Twin outlet bar shower mixer in ensuite
- Aqualisa Lumis electric shower (separate)
- Low profile shower tray and
glass shower door
- Towel rail in grey sparkle
- Ceramic wall tiles from Porcelanosa
white gloss & matt (mimo)
- Half tiled to all walls, full height in shower
Full height tiling (upgrade)
- Ceramic floor tiles from Porcelanosa (upgrade)

CLOAKROOM

- Layout of sanitaryware as sales plan
- Rosa Debba square close coupled
pan with soft closing seat
- Cloakroom vanity unit in light grey
Mini mono basin mixer
- Henrad pre-finished white
contemporary radiator
- Towel rail in grey sparkle (Wassand)
- Tiled splashback above basin

ELECTRICAL

- White slimline PVC electrical
accessories throughout
- Metal slimline electrical accessories (upgrade)
- Lounge fitted with TV, satellite,
and telephone point
- Network point in lounge
- Satin chrome downlights to kitchen/
bathroom/ensuite with GU10 LED lamps
- Low energy pendant light fittings throughout
- Digital TV aerial located in the
roof space with loft light
- Satellite dish mounted externally
- Garage light and switch
- Garage double socket
- Contemporary external lights
to front and rear
- Spotlight to porches
- Car charging points on drive
- Smart meters
- Fibre broadband

STAIRS

- Timber stairs with square newel
posts and matching caps
- Painted stop chamfered balustrades

HEATING

- Full central heating to comply with
new Building Regulations
- Ideal Standard Logic combi
boiler (2yr guarantee)
- Zoned heating and digital thermostats
- Henrad pre-finished white
contemporary radiator throughout
- Thermoconic radiator valves
- Towel rail in grey sparkle

INTERNAL FINISHES

- Neutral emulsion to walls
- Smooth ceilings in white emulsion
- Skirting and handrail painted
in neutral eggshell
- Woodwork in neutral eggshell throughout
- One panel moulded oak doors
- Clear varnish to doors
- Contemporary square architraves
- Contemporary square skirting
- Polished chrome lever door handle
- No floor coverings (discount
through partnership)
- Bespoke fitted bedroom furniture (upgrade)

SECURITY

- Mains operated alarm with keypad (upgrade)
- Bell only external box (upgrade)
- Mains operated carbon monoxide,
smoke and heat detectors

LANDSCAPING

- Turfed front gardens
- Landscaping and trees where shown

BOUNDARY FENCING

- 18m feather edge fencing between boundaries
- Timber gate with barrel bolt and Suffolk latch

PATHS/PATIO

- Driveways in grey block setts
- Sawon natural paving slabs to paths and patio

OTHER

- Triple
- Com
- Alum
- Alum
- IE ke
- uPVC
- wino
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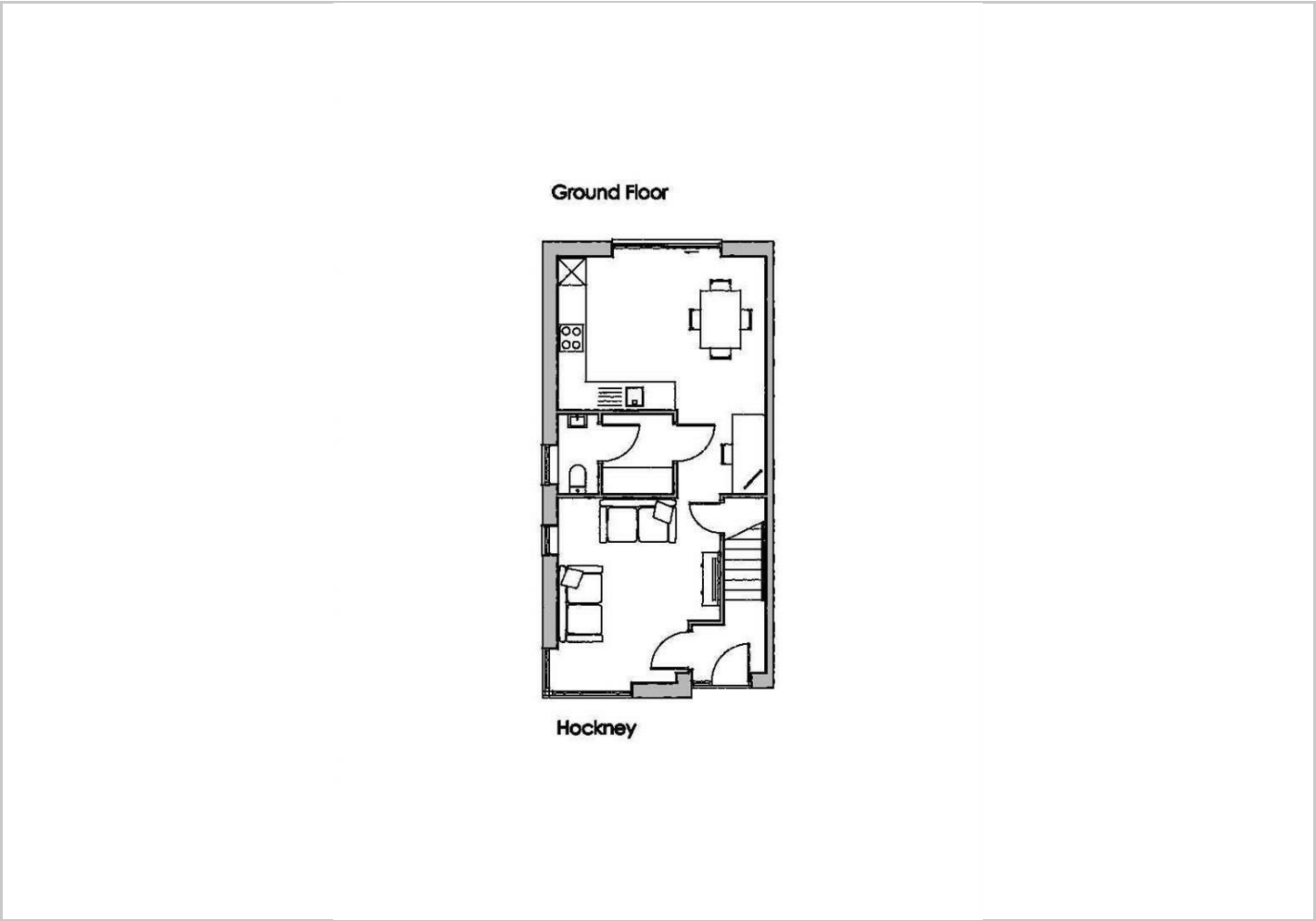
WAR

- 10 ye

TENU

- Tree

Floor Plans



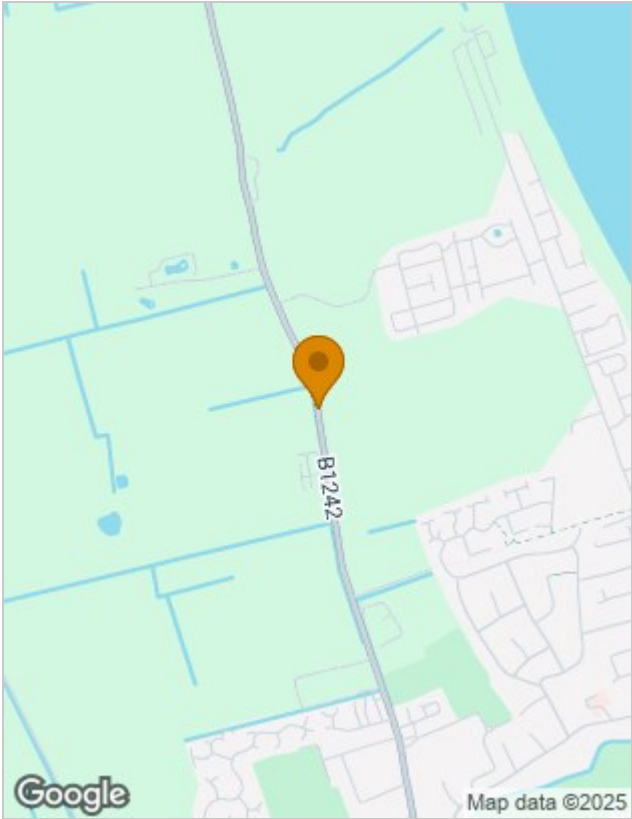
Viewing

Please contact our Swanland Office on 01482 631133 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.

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Location Map



Energy Performance Graph

