



The Pine

by G P Atkin Homes Ltd

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



ATKIN
LTD



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'The Pine' is a very popular two-bedroom home, which appeals to buyers of all types and ages, offering well proportioned accommodation arranged over two floors.

The ground floor features a modern, light and airy lounge with quarter turn staircase leading off to the first floor and front facing window. The rear part of the house offers a well fitted kitchen area which also provides ample space for dining.

The kitchen itself includes a range of integrated appliances and buyers are invited to choose their own finish, from the builders range. French doors lead out onto a rear patio which gives way to a garden which is turfed.

There is off street parking with some plots having a drive to the side and others having allocated parking spaces.

(all photos are or guidance only)

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, seldom matched in today's new home market, while thermal efficiency makes them comfortable to live in, economical to run and enjoy the confidence of a NHBC 10 Year Build mark Warranty.

Building luxury homes, suitable to all budgets. GP Atkin Homes is committed to maintaining a friendly and efficient customer service. The developers own experienced customer support staff are on hand to provide guidance and expert advice before, during and after the sales process.



Accommodation

ENTRANCE LOBBY

CLOAKROOM WC

LOUNGE

14' 5" x 13' 5" (4.4m x 3.4m)

KITCHEN

11' 9" x 7' 10" (2.4m x 3.6m)

LANDING

BEDROOM 1

14' 5" x 9' 4" (4.4m x 2.85m)

BEDROOM 2

14' 5" x 9' 2" (4.4m x 2.8m)

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.

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.

Outside water tap.

Security dusk til 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 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.

GARAGE

Garages are available as an optional extra, subject to specification of the individual 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.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion. There are no service charges payable for the upkeep of communal areas.

COUNCIL TAX BAND

Pending banding by East Riding of Yorkshire Council.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. This will be a calculated using SAP.

SERVICES

All mains services are available at the property.

NOTE

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

The specification of this property style is subject to change at anytime, without notice, by the developer.

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.

NOT QUITE RIGHT? - OTHER STYLES BY G P ATKIN HOMES

The following have been selected as they have similarities to 'The Pine'



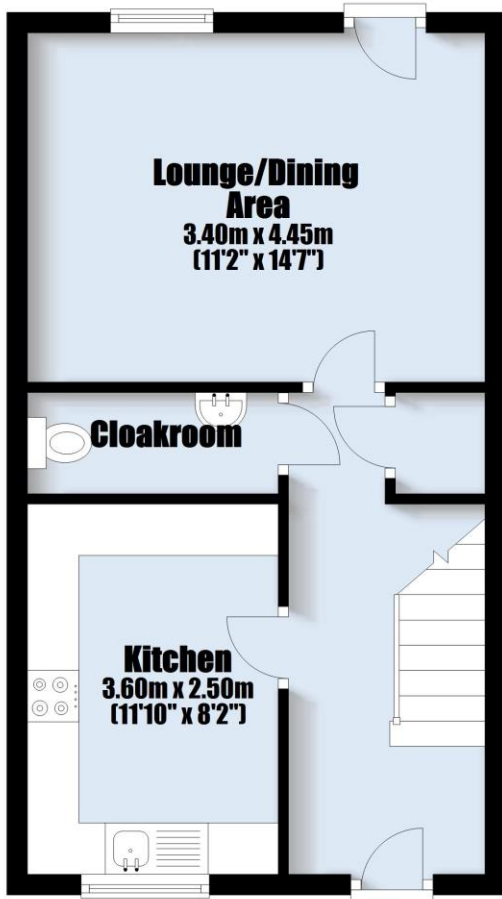
The Hornbeam – 3 bed semi-detached house (856 sq ft)



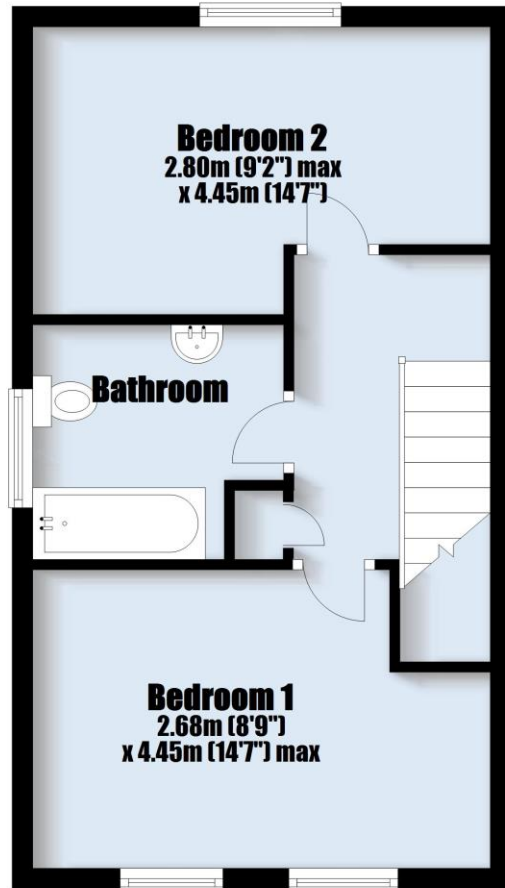
The Palm – 2 bed semi-detached bungalow (615 sq ft)

The floor area is approximately 775 sq ft/ 72 sq m

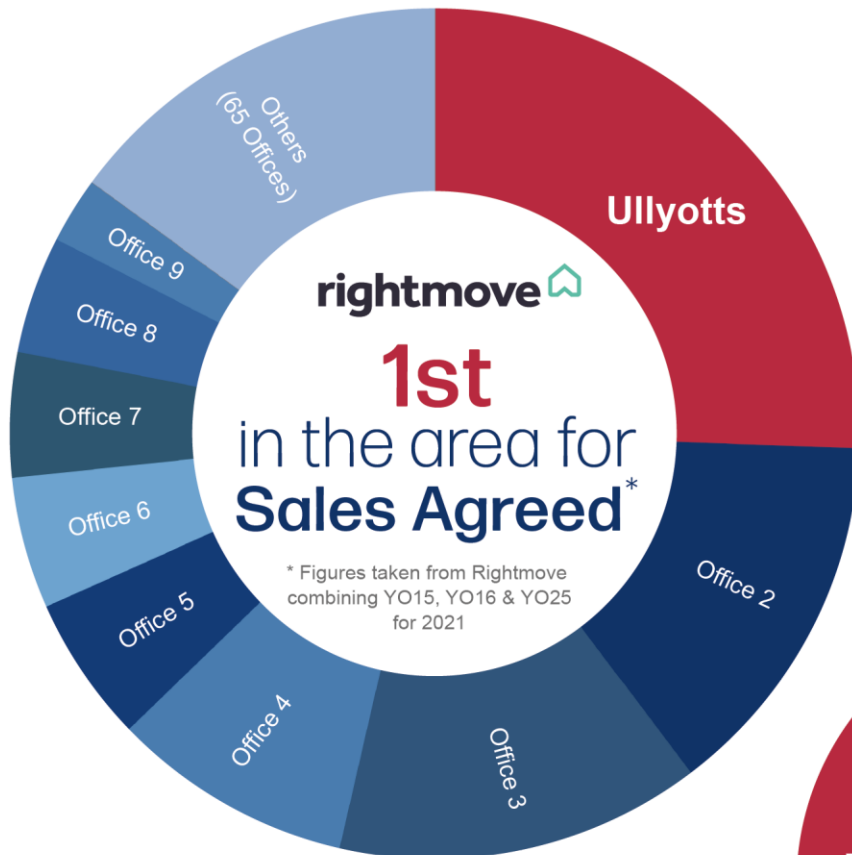
Ground Floor



First Floor



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Don't just take our word for it...See the above Rightmove pie chart.
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