



The Silverbell

By GP Atkin Homes Ltd

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

G.P.
HOMES

ATKIN
LTD



The Silverbell by GP Atkin Homes Ltd

The "Silverbell" by GP Atkin Homes was conceived to satisfy the demands of buyers searching for a spacious three-bedroom detached home in one of the areas most sought-after developments.

The accommodation includes three good sized bedrooms together with attractive "through" lounge, plus open plan fitted kitchen with dining area. There is also a ground floor WC and a single garage.

The property will be finished to the developers own high standards and, early buyers will be offered the opportunity to have a choice of fixtures and fittings to help create their own unique home. Carpets and floor coverings will be included meaning that come move in date, the house is ready for immediate occupancy.

ALL PHOTOS ARE FOR ILLUSTRATIVE PURPOSES 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, which is seldom matched in today's new home market, while thermal efficient makes them comfortable to live in, economical to run and enjoy the confidence of a NHBC 10 Year Build mark Warranty. Building luxury homes, for today. GP Atkin is committed to maintaining a friendly and efficient customer service. Our customer support staff are on hand to provide guidance and expert advice before, during and after the sales process.



Accommodation

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE

19' 8" x 10' 5" (6 m x 3.2m)

DINING AREA

10' 2" x 16' 4" (3.1m x 5m)

Open plan into:

KITCHEN

16' 8" x 6' 2" (5.1m x 1.9m)

LANDING

BEDROOM 1

10' 9" x 13' 1" (3.3m x 4m)

EN-SUITE

BEDROOM 2

9' 10" x 10' 9" (3m x 3.3m)

Includes wardrobe recess.



BEDROOM 3

9' 10" x 11' 5" (3m x 3.5m)

Includes wardrobe recess.

BATHROOM

SPECIFICATION

KITCHEN

Subject to build stage* 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.

LED under pelmet lighting.

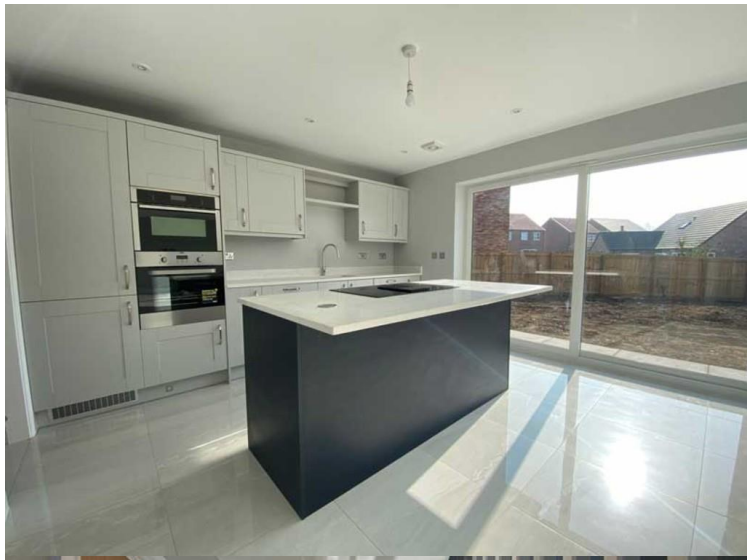
BATHROOM & EN-SUITES

Fitted 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 (Dawney Park)

Walls and ceilings finished in white and magnolia matt emulsion.

OUTSIDE

Turfing to front and rear gardens.

Buff paving to pathways and patio areas.

Block paved and tarmacadam drive.

Outside water tap.

Security dusk til dawn sensor lighting both front and rear doors.

Composite security doors.

White uPVC argon filled double glazed patio 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 quality laminate finish 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 will feature electric power and lighting.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout with built in trickle ventilation.



TENURE

The property is freehold and offered with vacant possession upon legal completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be assessed).

SERVICES

All mains services connected.

NHBC WARRANTY

The property will be covered under the NHBC Warranty Scheme for a period of 10 years.

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.

NOTE

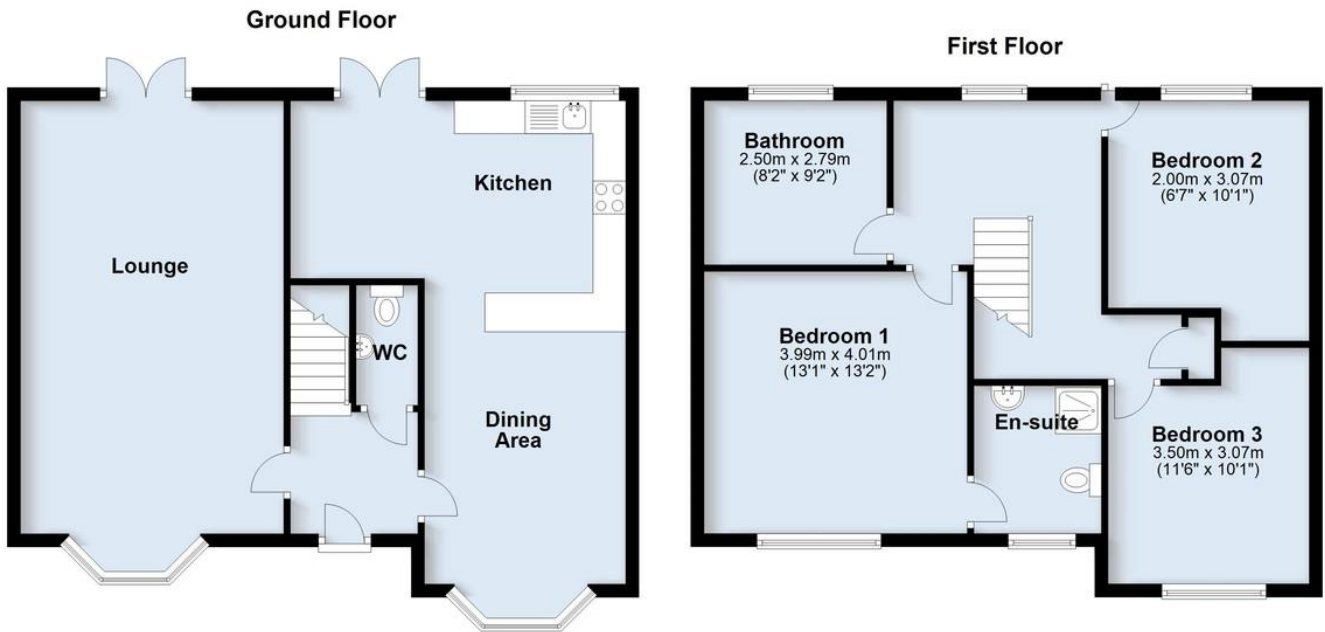
All measurements are provided for guidance only.

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

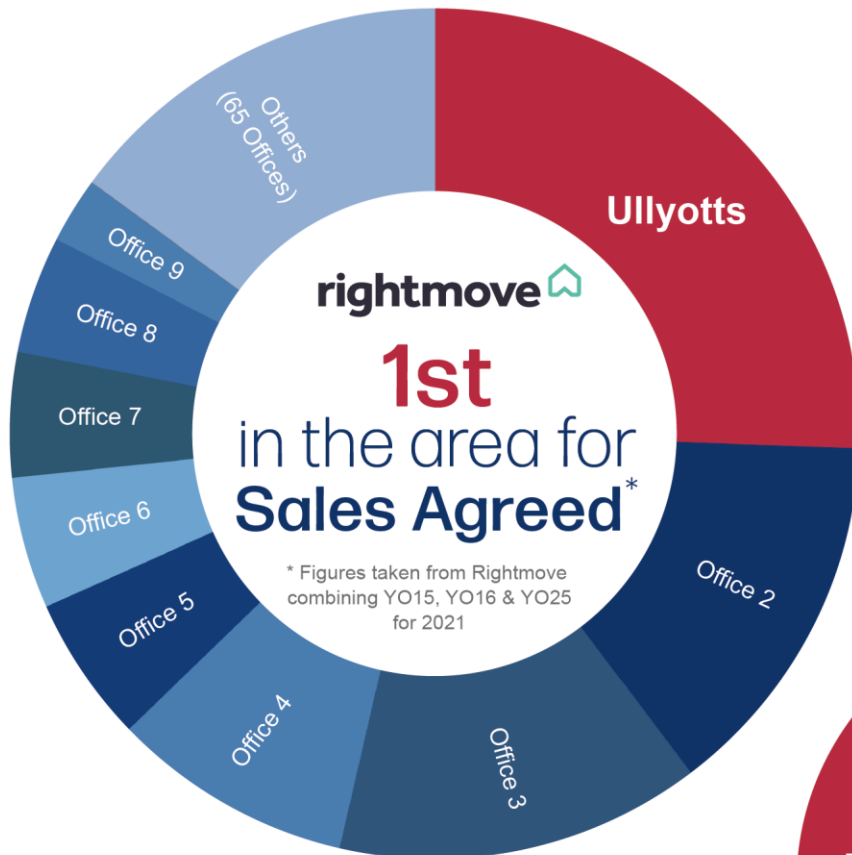
Specification is subject to change at the builders discretion without notice.

Floor plans are for illustrative purposes only.

The stated EPC floor area, (which may exclude conservatories),
is approximately 1162 sq ft



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