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**The Chestnut, by GP Atkin  
Homes Ltd**

**BRAND NEW home**  
Superbly fitted kitchen & bathroom  
Gas Central Heating

**Double Glazing**  
Off-street parking  
Provision for single garage\*



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# The Chestnut, by GP Atkin Homes Ltd



A super 2 bedroom semi-detached house built by G P Atkin Homes Limited which has a proven local track record of using craftsmen to build quality homes overseen by personal attention at every stage of construction.

The double glazed gas centrally heated accommodation is ready to move into complete with floor coverings, choice of fitted kitchens with white goods including cooker, hob, fridge/freezer, dishwasher or washing machine. Bathroom suite choice available and ample wall tiling. Outside turfed gardens, paved patio, dusk to dawn lighting and parking for vehicles.

The perfect home within easy level walking distance of the town centre, railway station, all amenities and the nearby countryside.

## ACCOMMODATION

### ENTRANCE HALL

### CLOAKROOM/WC

With fitted suite and finish from the builders range.



### LOUNGE

16' 8" x 9' 10" (5.10m x 3.00m)

Quarter-turn staircase to first floor. Door to:



### DINING KITCHEN

13' 5" x 10' 5" (4.10m x 3.20m)

Fitted with a range of kitchens, including appliances with a choice from the builders range.



## FIRST FLOOR

### LANDING



### BEDROOM 1

13' 5" x 10' 5" (4.10m x 3.20m)

### BEDROOM 2

13' 5" x 9' 2" (4.10m x 2.80m)

### BATHROOM

6' 10" x 6' 6" (2.10m x 2.00m)



## SPECIFICATION

### KITCHEN

Buyers have a choice of quality fitted kitchen from Yorkshire based Chippendale Kitchens which form 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 from the Instinct nuance range of contemporary white sanitary ware suites.

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.

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 available in blue, green, black or red.  
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**

Where appropriate, garages are available as an optional extra. 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.

## **HELP TO BUY**

The developers are registered with the Government backed Help to Buy Scheme and further details are available upon request.

## **VIEWING**

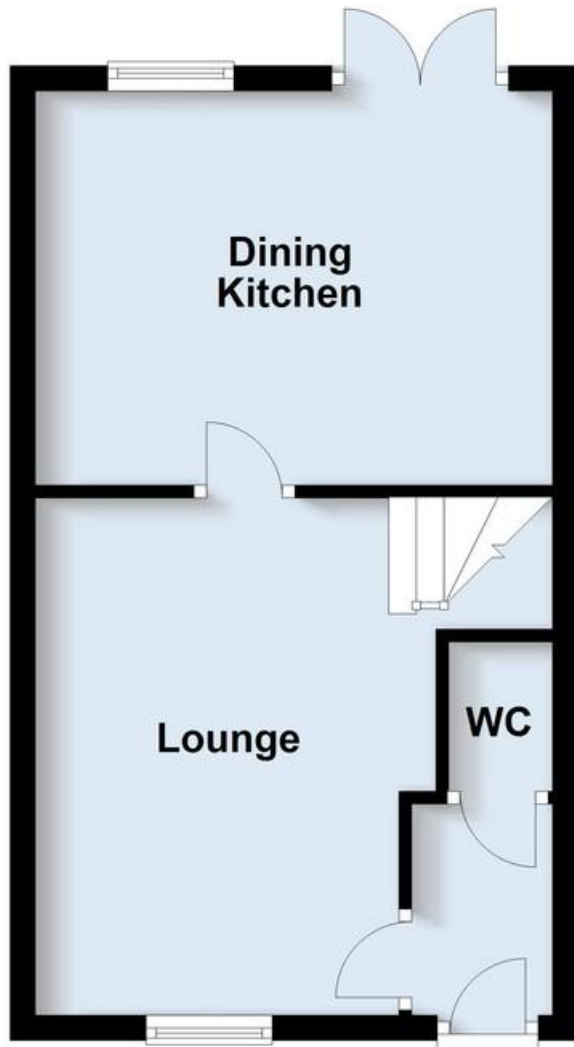
On site during normal working hours, strictly by appointment. Contact us on (01377) 253456 or sales@ullyotts.co.uk. There will be a site office available and the developers have asked that Health and Safety legislation is adhered to.

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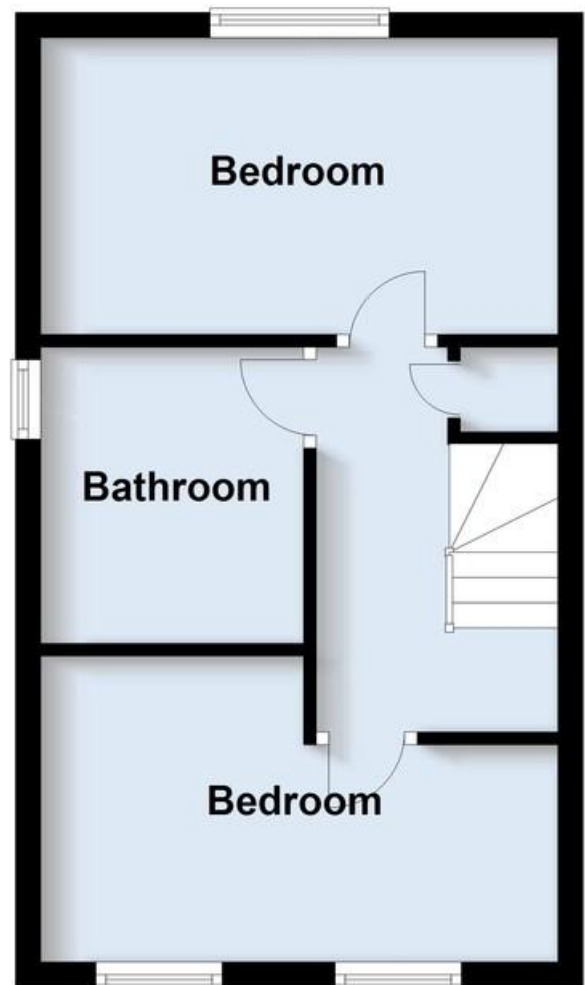
## Approximately

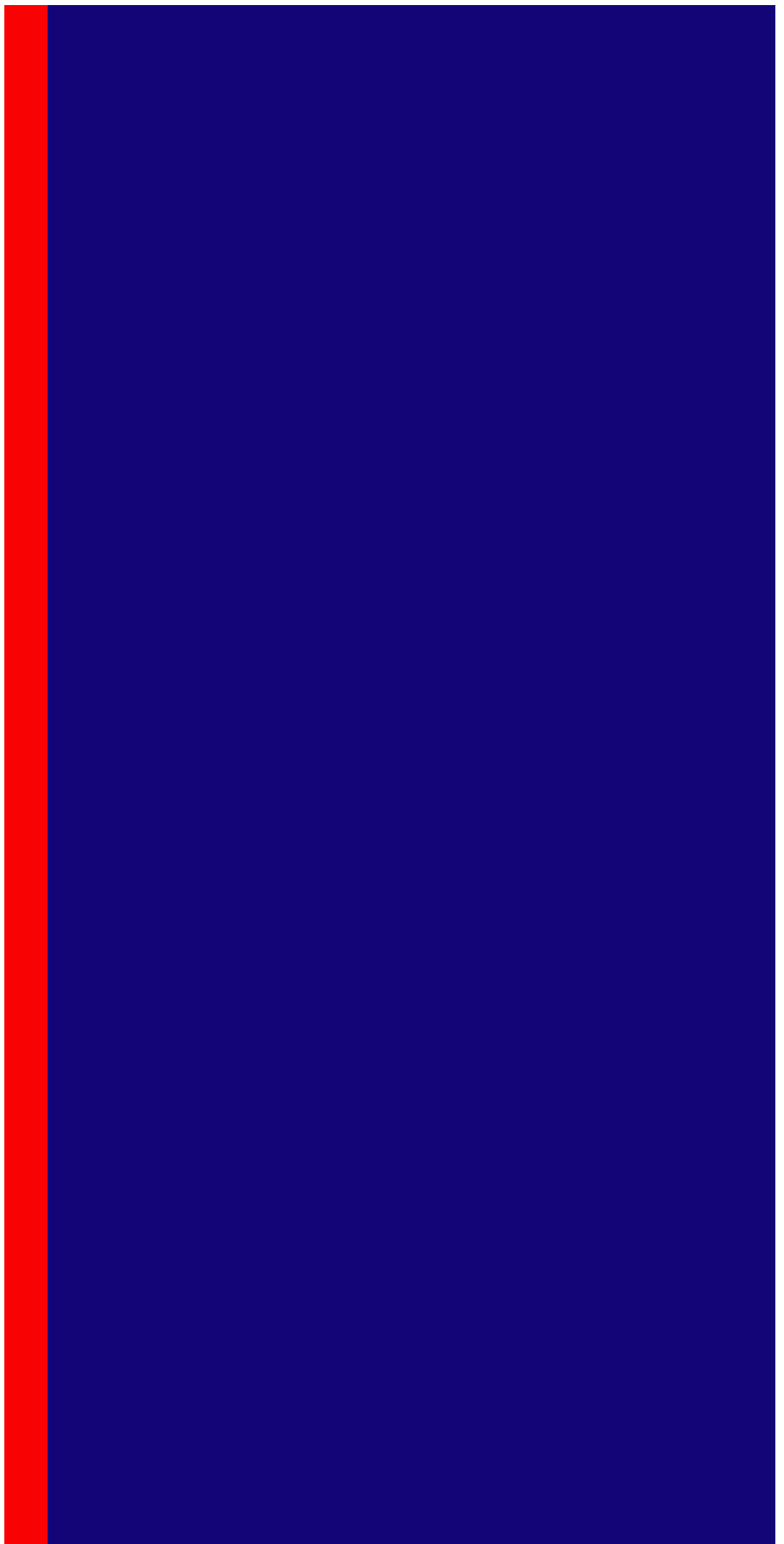
( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor









**64 Middle Street South, Driffield, YO25 6QG**

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