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Chartered Surveyors

'The Yew'
by GP Atkin Homes Ltd

Spacious executive home
Over 2000 sq ft
Fabulous Breakfast kitchen/family room

Master bedroom suite
3 further bedrooms
Double garage



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PROPERTY PROFESSIONALS SINCE 1891

The Yew

By GP Atkin Homes Ltd



A true executive home, 'The Yew' by GP Atkin homes Ltd offers extensive, contemporary styled accommodation of an excess of 2000 square feet. The well proportioned living space includes dedicated "through" lounge, separate dining room and stunning breakfast kitchen with family room. There is also a useful utility room and ground floor cloakroom. The master bedroom features a large walk-in wardrobe along with ensuite bathroom and there are three further bedrooms plus house bathroom.

This property is offered with the benefit of a double garage.

As with all homes from GP Atkin homes Ltd, the property will be finished to a "move in" standard and buyers will have the choice of final fixtures, fittings and finish subject, of course to the build stage.

ENTRANCE HALL

LOUNGE

20' 11" x 13' 1" (6.4m x 4m)

Featuring bi-folding doors to the rear overlooking the garden.

DINING ROOM

13' 4" x 12' 9" (4.07m x 3.89m)

CLOAKROOM WC

BREAKFAST KITCHEN

13' 3" x 16' 9" (4.05m x 5.11m)

FAMILY ROOM

14' 7" x 14' 5" (4.47m x 4.4m)

With bi-folding doors onto the garden.

UTILITY ROOM

8' 0" x 6' 10" (2.46m x 2.09m)

FIRST FLOOR

LANDING

MASTER BEDROOM

14' 8" x 14' 7" (4.49m x 4.47m)

WALK IN WARDROBE

ENSUITE

BEDROOM 2

14' 5" x 9' 5" (4.4m x 2.89m)

BEDROOM 3

13' 1" x 11' 7" (4m x 3.54m)

BEDROOM 4

10' 8" x 9' 10" (3.27m x 3m)

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 stainless steel extractor hood.

Single electric fan oven.

Fridge/Freezer.

Dishwasher.

LED under pelmet lighting.

BATHROOM & EN-SUITES

Contemporary white suite comprising bath with chrome water saving mixer taps - shower with glass screen, dual flush push button WC and pedestal wash hand basin with chrome mixer taps. Electric wiring point for mirror/shaver. 'Chrome' ladder towel rail.

TILING

Tiled in part to full height and in part to half height from the builders range. Splashback tiling from the same range.

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 (Dawnay Park site)

Walls and ceilings finished in white and magnolia matt emulsion.

OUTSIDE

Turfing to front and rear gardens.

Paving to pathways and patio areas.

Block paved drives.

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 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 wood grain effect flooring or carpets.

Bathroom and en suites

Finished with a choice of tiles 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).

Openreach ultra fast fibre broadband connection and telephone point.

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.

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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.

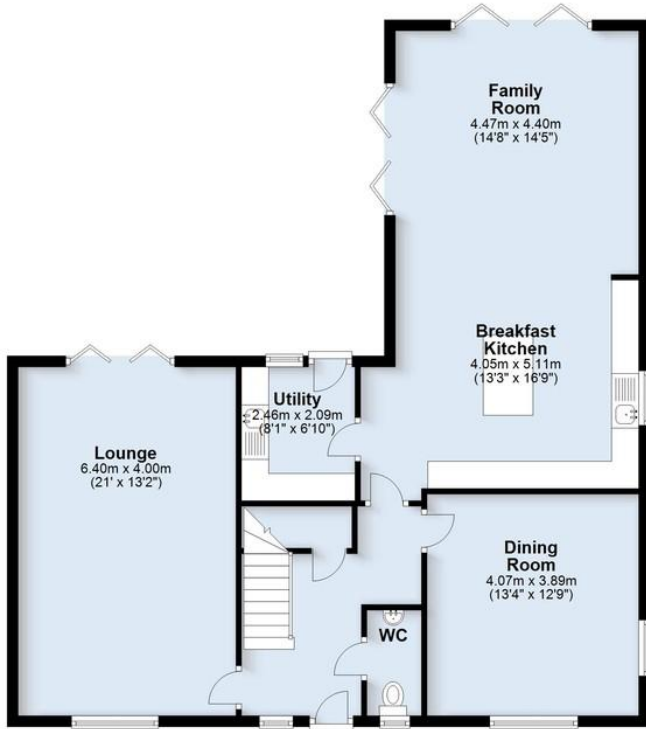
Floor plans are for illustrative purposes only.

Regulated by RICS

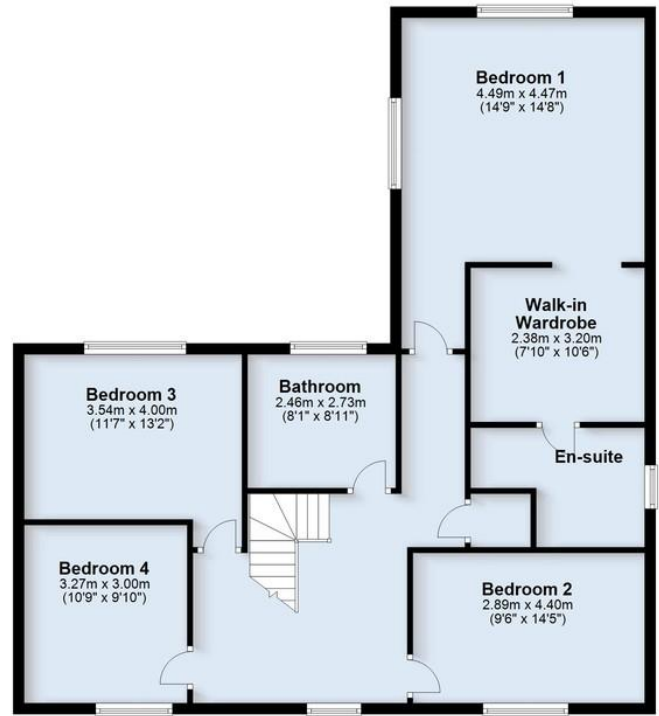
Approximately 192 sq m

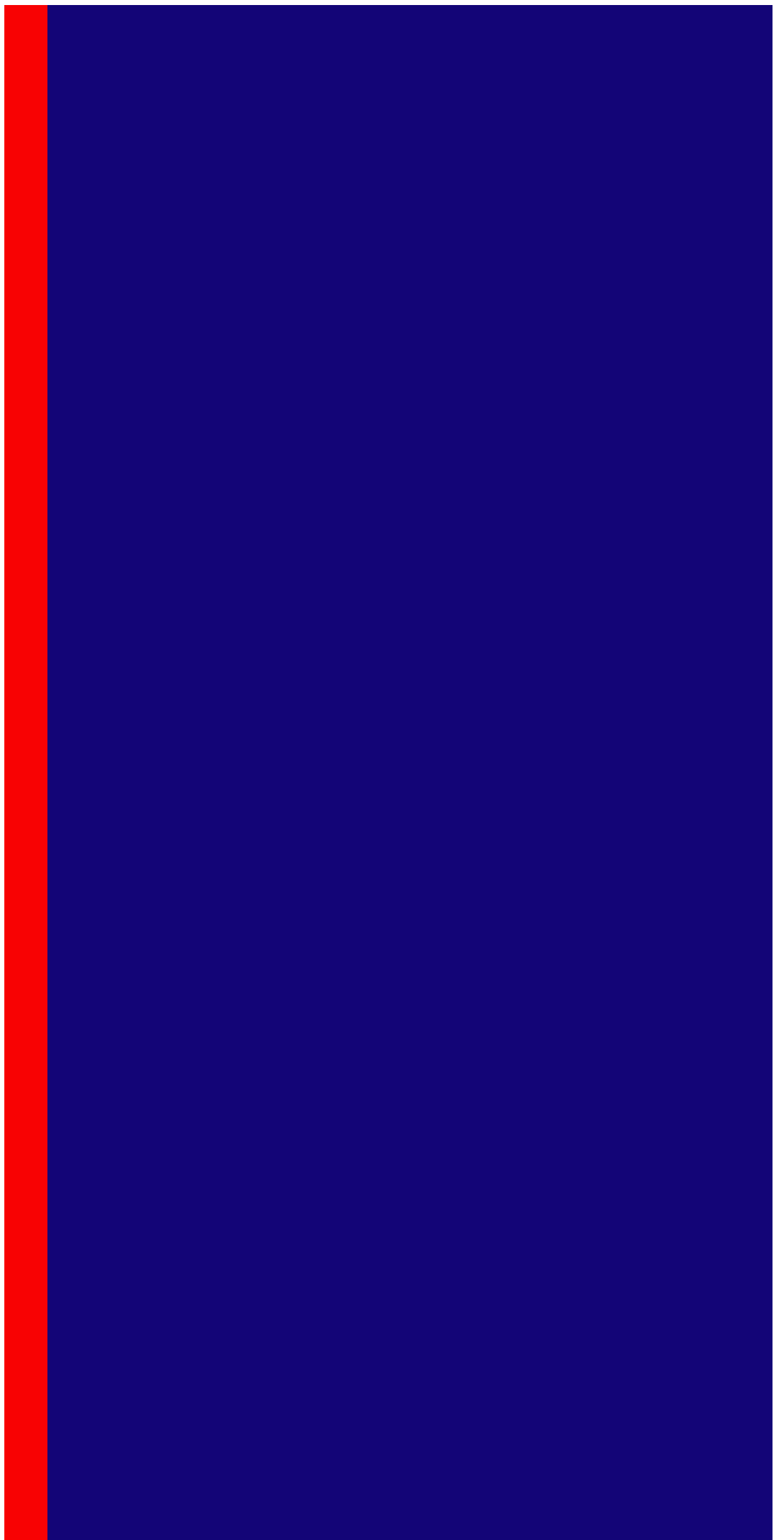
(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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