

staniford
grays



Plot 27 (Figham Gate II), Beverley Parklands, Beverley, HU17

£330,000





- B The Wragby**
2 bedroom semi-detached
Plots: 2, 3
 - C The Lepton**
3 bedroom semi-detached
Plots: 34, 35
 - D The Tickhill**
3 bedroom semi-detached
Plots: 4, 5, 10, 11, 21, 22, 23, 24
 - H The Ellis**
3 bedroom detached
Plots: 6, 7, 8, 9, 27, 28
 - E The Holme**
4 bedroom detached
Plots: 25, 26, 33
 - F The Holtby**
4 bedroom detached
Plots: 1, 12, 29
 - G The Soulby**
4 bedroom detached
Plots: 30, 31, 32
 - A Affordable Housing**
Plots: 13 to 20
-  Street Lighting
 -  Woodland Walk
 -  Optional Garage
-  //having.illogical.daredevil
1 what2wards.com
 -  //trifling.lakeside.regret
1 what2wards.com



This site plan is drawn to show the relative position of individual properties. Images and development layout are for illustrative purposes and should be used as general guidance only. It is our intention to build in accordance with this layout, however there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change in line with iterative submissions to the development consents. Development layout does not exist at time of issue in order to meet course work in

Plot 27 (Figham Gate II)

Beverley, HU17 0SS

£330,000

- CONSTRUCTED BY REPUTABLE FAMILY BUILDERS- RISBY HOMES
- EXCITING NEW BUILD HOMES
- WALKING DISTANCE TO HISTORIC TOWN CENTRE
- 2 BATHROOMS
- VIEWING BY APPOINTMENT
- HIGHLY SPECIFIED
- 10 YEAR BUILD WARRANTY
- 3 BEDROOMS
- 1135 SQUARE FEET INTERNALLY
- INITIAL PHASES OF CONSTRUCTION

NEW RELEASE- AN EXCITING NEW BUILD DEVELOPMENT, BUILT BY RISBY HOMES.

Welcome to Figham Gate II.

Situated to the south-east edge of Beverley, this 35-home development lies within the boundary of what was the Archbishop of York's vast deer park during the Middle Ages.

While many people are familiar with Beverley Westwood, aligning the river Hull, to the south-east of the town sit the pastures of Figham and Swinemoor. So with ancient open land, rivers and beckes to explore on your doorstep Figham Gate II is the perfect place to play, wander and make your home.

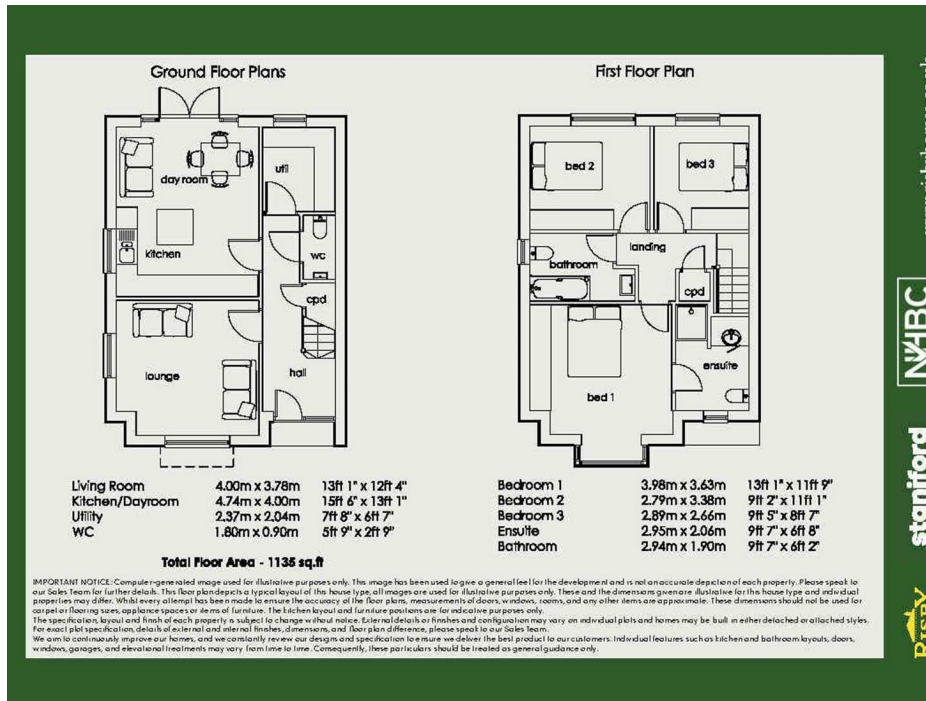
In 2018, we completed Figham Gate – a community of 20, two and four bedroom homes. Commencing in 2023, Figham Gate II will complement this original development with a further 35 exemplary homes

THE ELLIS-



FIGHAM GATE II

A RISBY HOMES DEVELOPMENT



GROUND FLOOR

ENTRANCE HALLWAY

RECEPTION LOUNGE

KITCHEN/DAYROOM

UTILITY ROOM

W.C.

FIRST FLOOR

BEDROOM 1

ENSUITE 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

SPECIFICATION

CONSTRUCTION

Character facing brick with decorative stone detailing, insulated cavity and concrete block inner leaf, under an interlocking tiled roof.

WINDOWS AND DOORS

High specification double glazed uPVC external windows and composite doors. Oak panel internal doors.

STAIRCASE

Oak handrail and painted spindles.

KITCHEN AND UTILITY ROOM

Fully fitted bespoke kitchen & utility from an exclusive range of kitchen furniture with integrated appliances.

BATHROOMS

Quality white bathroom suites with shower cubicles or walk in showers. Full tiled wet areas and splashback above basin in bathrooms and ensuites. Electric showers installed in selected house types.

FLOORING

Hard flooring will be provided to the kitchen/utility and bathrooms. Please ask for plot specific details.

ELECTRICAL

Pre-wiring for smart TV & SKY HD. Chrome sockets and switches to lounge, kitchen, hallway & bed 1, white sockets and switches to remainder. USB charging points in bed 1. Illuminated mirror in bathroom. TV Aerial, intruder alarms, telephone points & HDMI.

13'1" x 12'4" (4.00m x 3.78m)

15'6" x 13'1" (4.74m x 4.00m)

7'9" x 6'8" (2.37m x 2.04m)

5'10" x 2'11" (1.80m x 0.90m)

13'0" x 11'10" (3.98m x 3.63m)

9'8" x 6'9" (2.95m x 2.06m)

9'1" x 11'1" (2.78m x 3.38m)

9'5" x 8'8" (2.89m x 2.66m)

9'7" x 6'2" (2.94 x 1.90)



CENTRAL HEATING

A gas fired boiler providing underfloor heating to ground floor with radiators to upper floors. Energy efficient zoned heating giving extensive control.

DECORATION

Walls and ceilings will be emulsioned and woodwork finished in white eggshell.

EXTERNAL

An outside tap and external power point will be provided. External lighting to front and rear of property. Boundary fencing will be high level close boarded.

SERVICES

Mains electric, gas, water, telephone and fibre will be provided.

ENVIRONMENTAL

Each property will be built using sustainably sourced materials and local labour. They will be built to achieve a very efficient energy rating, which exceeds that of the current building regulations, thus reducing energy bills for the homeowner.

WARRANTY

The properties will be certified by Building Control Partnership Ltd and will benefit from a ten-year NHBC Guarantee structural warranty.

DISCLAIMER

Risby Homes Ltd reserve the right to alter the specification subject to availability, subject to the stage of construction.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

WEBSITES

www.stanfords.com www.rightmove.co.uk www.vebra.co.uk

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.

RISBY HOMES DISCLAIMER

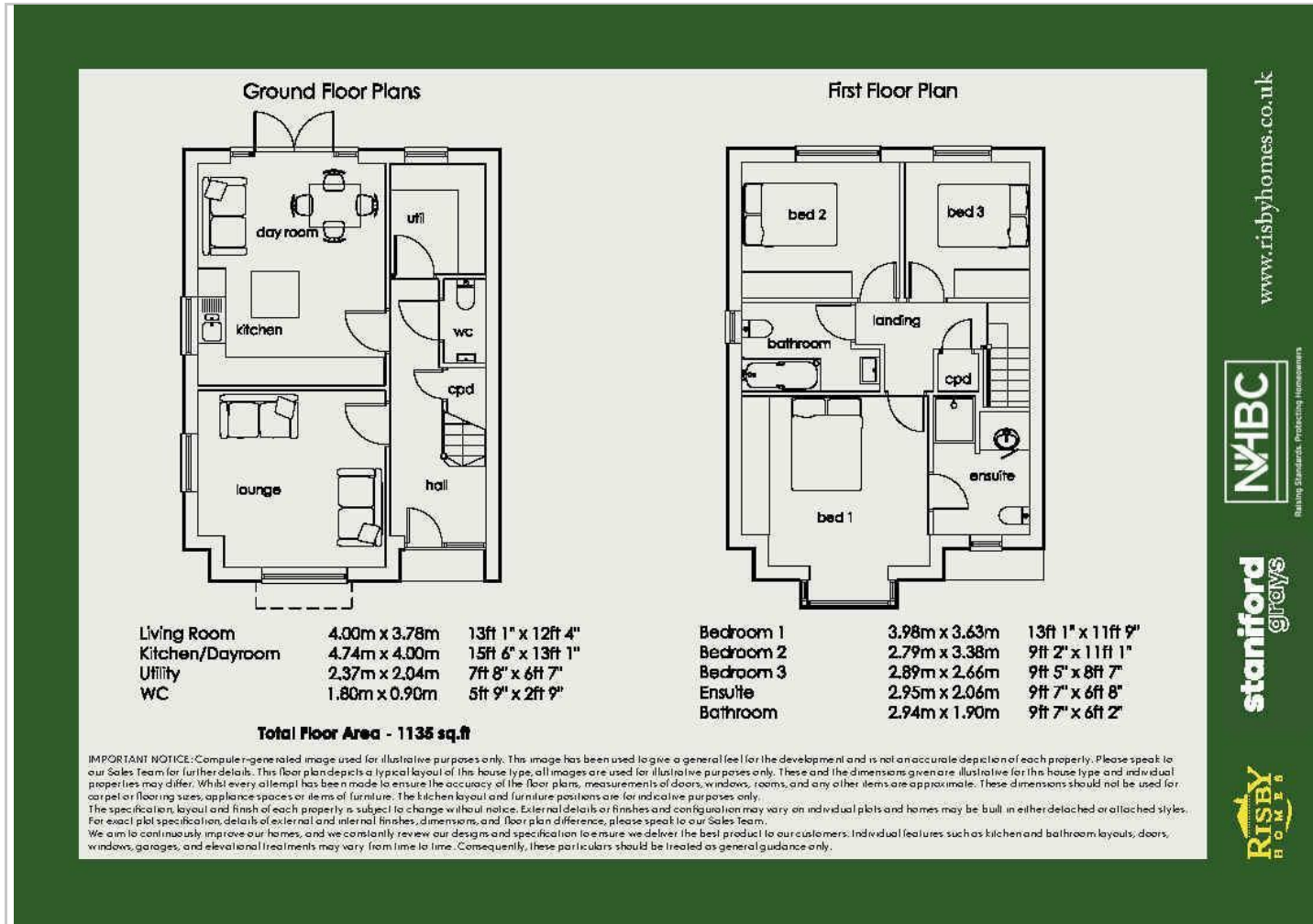
IMPORTANT NOTICE: Computer-generated image used for illustrative purposes only. This image has been used to give a general feel for the development and is not an accurate depiction of each property. Please speak to our Sales Team for further details. This floor plan depicts a typical layout of this house type, all images are used for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ. Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms, and any other items are approximate. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. The kitchen layout and furniture positions are for indicative purposes only. The specification, layout and finish of each property is subject to change without notice. External details or finishes and configuration may vary on individual plots and homes may be built in either detached or attached styles. For exact plot specification, details of external and internal finishes, dimensions, and floor plan difference, please speak to our Sales Team. We aim to continuously improve our homes, and we constantly review our designs and specification to ensure we deliver the best product to our customers. Individual features such as kitchen and bathroom layouts, doors, windows, garages, and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only.

TENURE

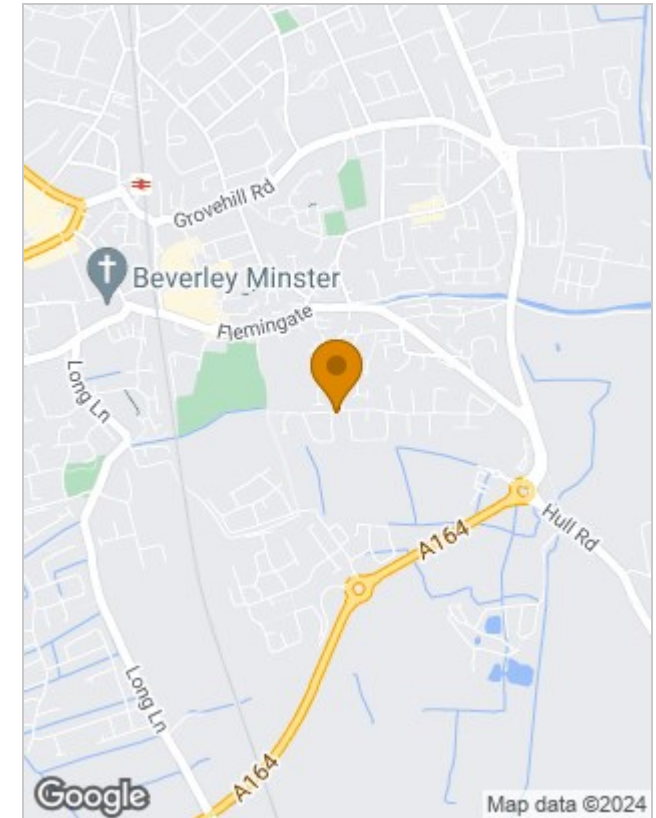
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Beverley Office on 01482 866304 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.