

**staniford**  
grays



Plot 1 Risby Homes at Hornby Walk, Walkington, Beverley,  
£750,000





# Plot 1 Risby Homes at Hornby Walk

Beverley, HU17 8RX

- Built by award-winning local builder Risby Homes
- Four large upstairs rooms, two ensuites
- Dedicated study and separate lounge
- Underfloor heating
- Open-plan living with bifold doors
- Integral double garage with dedicated storage
- Granite worktops & Neff appliances
- Exclusive development 3 miles from Beverley

£750,000



Outside, the home includes a double-width driveway, a spacious integral double garage, and a block paved patio area in the rear garden, perfect for enjoying the outdoors in comfort and style. Located just three miles from Beverley, Walkington offers peaceful village living with excellent access to shops, schools, and transport links. Walkington Primary is only a five-minute walk away, and the property lies within catchment for two Outstanding-rated secondary schools in Beverley.

You're just a five-minute drive from Beverley town centre, with its shops, restaurants and rail connections. The A1079 and M62 offer easy links to Hull, York and Leeds, while Beverley and Brough train stations provide direct services to Doncaster, Sheffield, London and beyond. Humberside Airport is less than 40 minutes away, and the nearby Yorkshire Wolds provide scenic walks right on your doorstep.

Images shown are of a previous Evergreen build. There is still time to personalise your home, please enquire for details.

## SERVICES

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

## TENURE

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



### **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.

### **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.

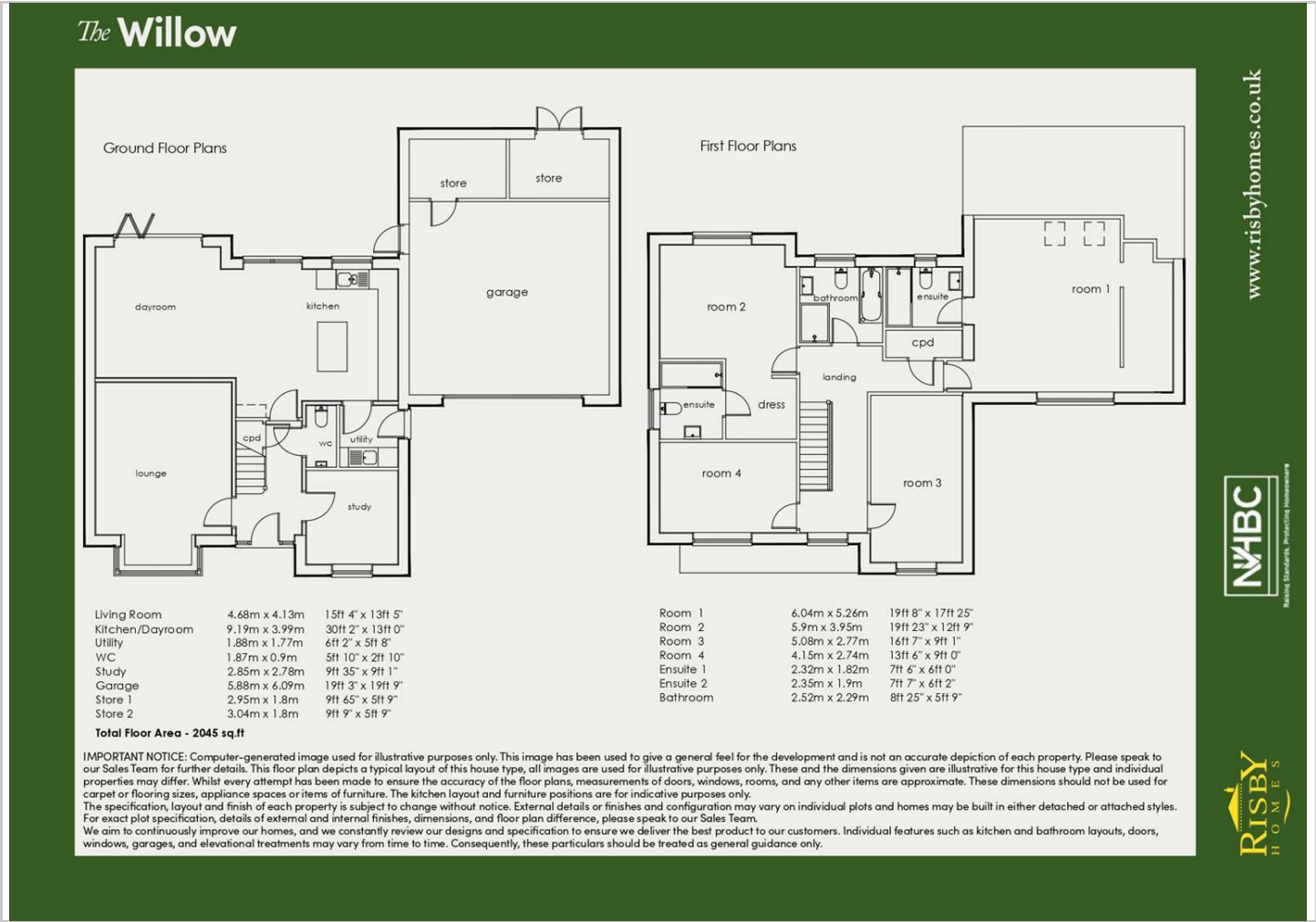
#### **MISREPRESENTATION ACT 1967**

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.



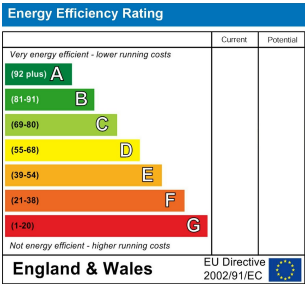
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.