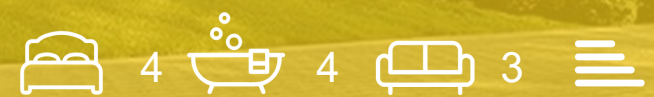


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Plot 5 Risby Homes at Maple Croft, Cherry Burton, Beverley,
Prices From £785,000





Plot 5 Risby Homes at Maple Croft

Beverley, HU17 7RQ

- Substantial 2,362 sq ft detached family home
- Double garage with versatile studio above
- Dressing area and three en-suites
- Dedicated study
- Arranged over two and a half storeys
- Impressive top-floor main suite
- Open-plan kitchen and dayroom
- High specification included as standard

At 2,362 sq ft, The Rosemary is one of Maple Croft's most substantial homes, designed for families who want generous proportions, flexible rooms and plenty of space to grow.

Arranged over two and a half storeys, The Rosemary combines generous proportions with an adaptable layout that allows different parts of family life to happen comfortably alongside one another.

The ground floor centres around an impressive kitchen and dayroom, creating a natural place for everyday family life and entertaining. A separate lounge provides somewhere quieter to retreat to, while the utility, downstairs WC and storage take care of the practical side of family living.

The first floor provides three substantial rooms alongside a dedicated study, two en-suites and the family bathroom.

The top floor is dedicated to the main suite, creating a private space away from the rest of the home with a generous bedroom, dressing area and its own en-suite.

Adding even more flexibility is a studio above the double garage. A substantial additional space that could work beautifully as a home office, gym, creative studio or hobby room, keeping work and interests separate from the main house.

Granite worktops, integrated NEFF appliances, oak internal doors and underfloor heating to the ground floor are included as standard, alongside the considered finishes expected throughout a Risby home.

Every home at Maple Croft also includes solar panels and an EV charging point, together with a 10-year NHBC Buildmark warranty for added peace of mind.



Prices From £785,000



About Maple Croft & Cherry Burton

Maple Croft is a thoughtfully designed collection of 39 homes in the heart of Cherry Burton, an established East Yorkshire village surrounded by the Yorkshire Wolds. The village shop and post office, The Bay Horse pub and Cherry Burton Primary School are all around 0.3 miles away, while walking and cycling routes provide plenty of opportunity to enjoy the surrounding countryside.

Beverley is just a few miles away, putting its independent shops, restaurants, supermarkets, Westwood, racecourse and railway station within easy reach. Cherry Burton also offers convenient access to the A1079 and wider road network for Hull, York and beyond - combining the character and convenience of village life with excellent connections across East Yorkshire.

There are two Rosemary plots available at Maple Croft. Please speak to our Sales Team for current availability and plot-specific details.

Images shown are of a previous Willow build and are indicative of the style and finish of The Rosemary. The Rosemary is a brand-new house type at Maple Croft. There is still time to customise 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 10-year NHBC Buildmark warranty for peace of mind.

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.

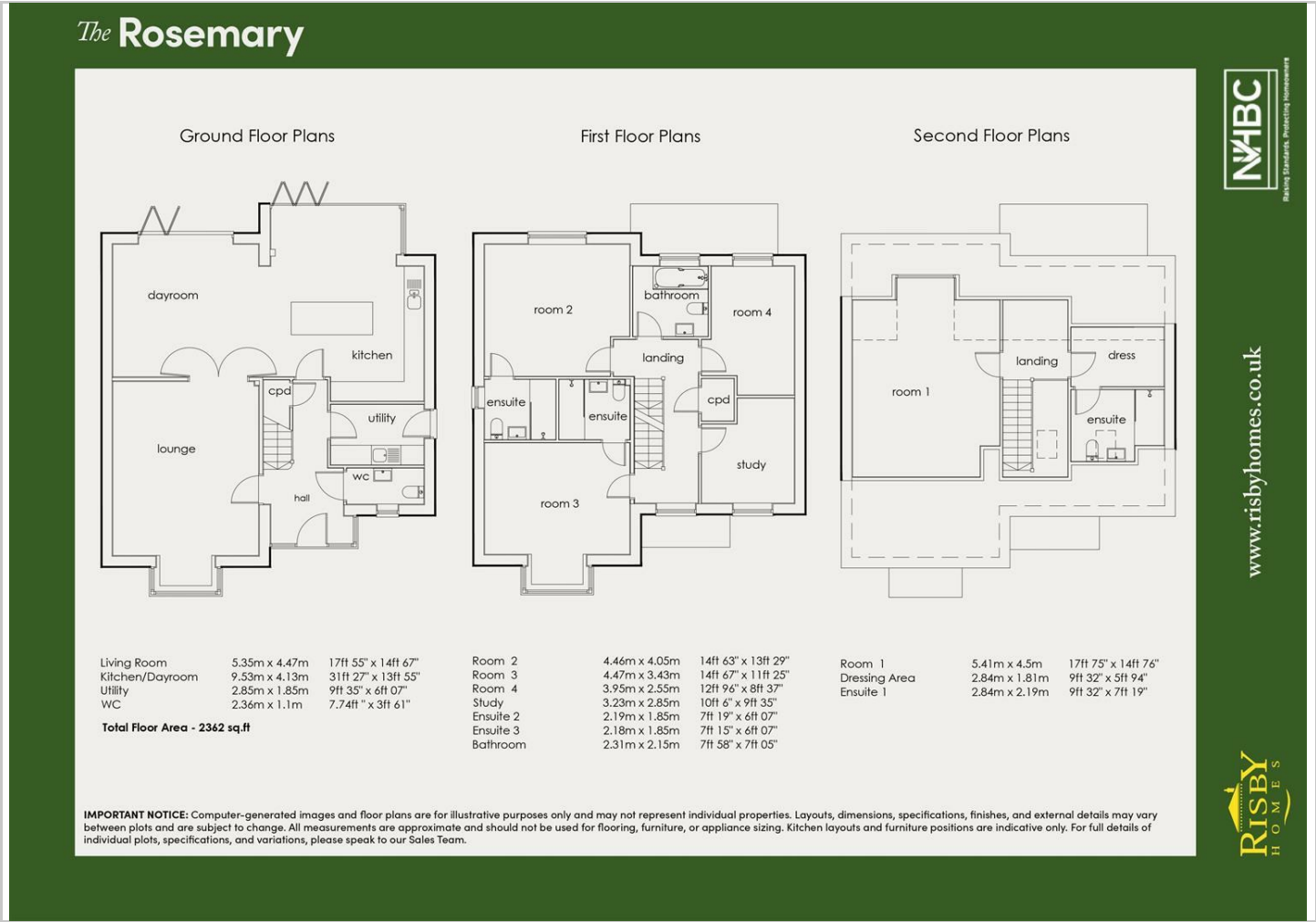
MISREPRESENTATION ACT 1967

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.

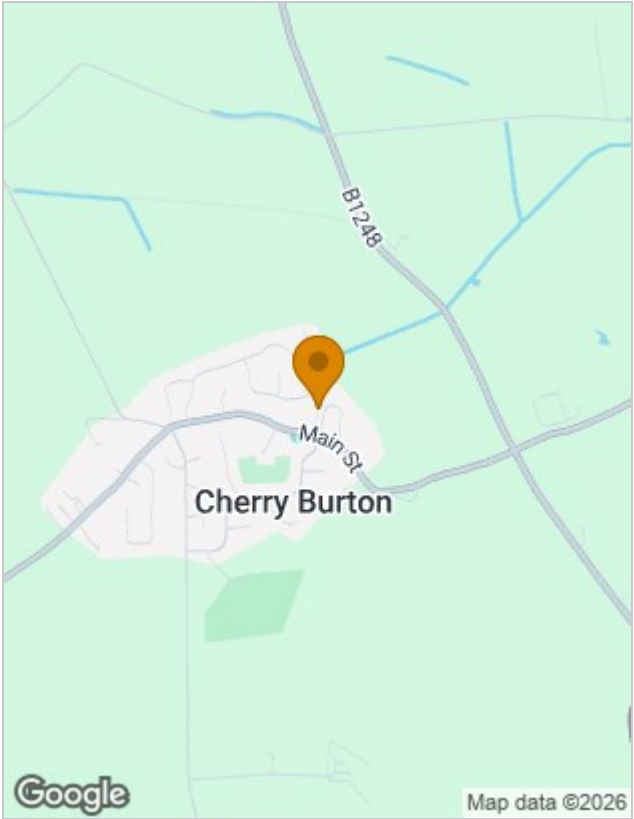
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



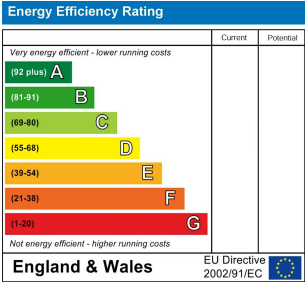
Floor Plans



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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com