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Plot 1 Risby Homes at Maple Croft, Cherry Burton, Beverley,
£465,000



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Plot 1 Risby Homes at Maple Croft

Beverley, HU17 7RQ

- Built by award-winning local builder Risby Homes
- Four flexible upstairs rooms
- Separate living room
- Granite worktops & integrated NEFF appliances
- Detached family home with 1,364 sq ft of space
- Open-plan kitchen and dayroom
- Integral garage and driveway
- Underfloor heating to the ground floor

The Clover is a spacious four-room detached family home with an integral garage, open-plan kitchen and dayroom, and a high-quality specification included as standard.

Offering 1,364 sq ft across two floors, the well-balanced layout combines sociable spaces downstairs with exceptional flexibility upstairs, including a particularly generous second room.

On the ground floor, a comfortable separate lounge provides space to switch off, while the open-plan kitchen and dayroom creates a natural hub for everyday family life. The generous dayroom opens directly onto the garden, bringing plenty of natural light into the heart of the home.

A separate utility, downstairs WC, useful storage and integral garage have all been incorporated into the layout to make everyday life that little bit easier.

Upstairs are four flexible rooms. The particularly generous second room offers plenty of possibilities beyond a conventional bedroom, whether you need an impressive guest room, substantial home office, creative studio or simply more space for a growing family. The main bedroom has its own en-suite, complemented by a family bathroom.

As with every Risby home, the specification has been carefully considered from the outset. Granite worktops, integrated NEFF appliances, oak internal doors and underfloor heating to the ground floor are all included as standard - quality built into the home rather than left for you to add later.

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.

Images shown are of a previous Clover build. There is still time to customise your home - please enquire for details.



£465,000



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.

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.

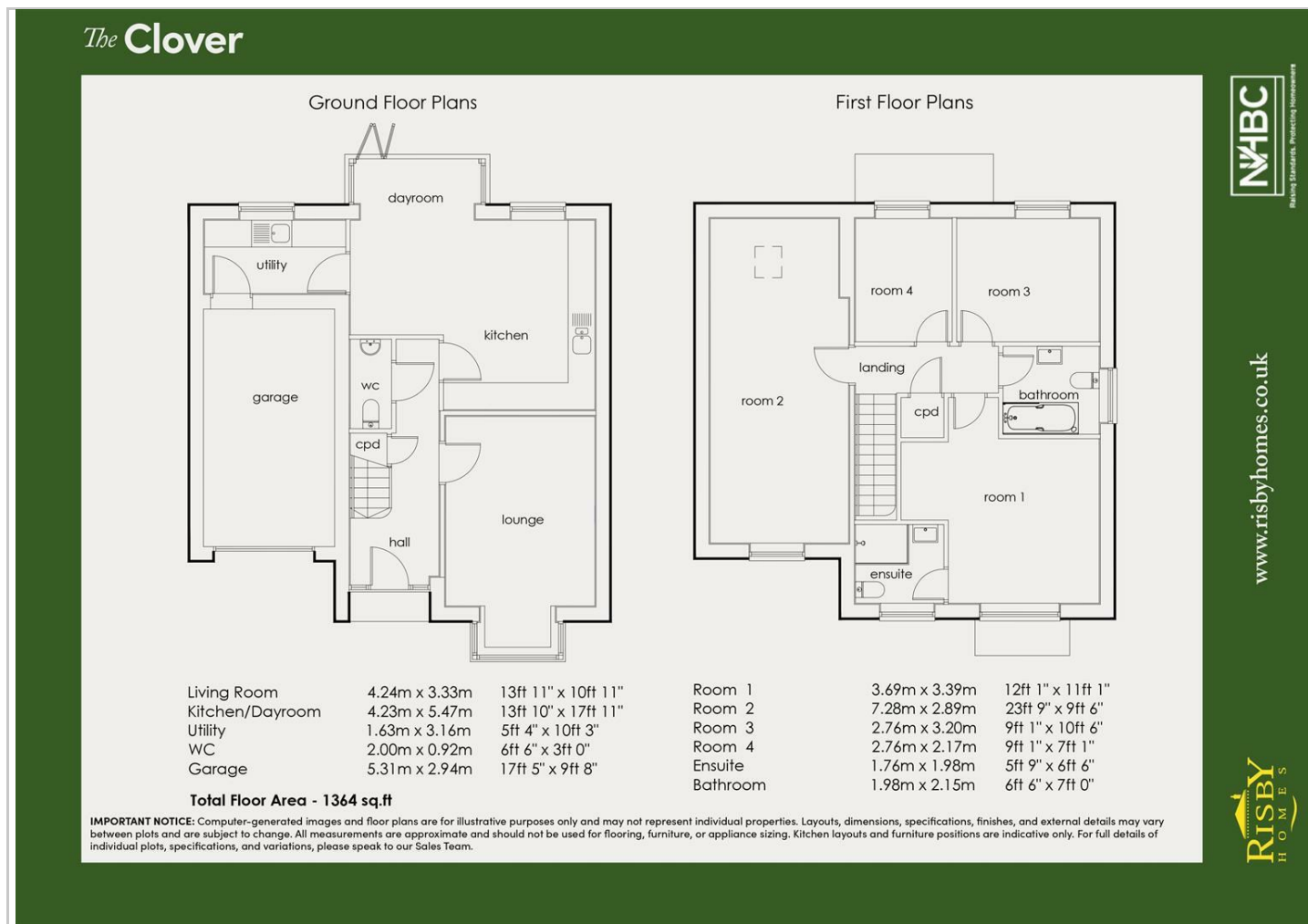
MISREPRESENTATION ACT 1967

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

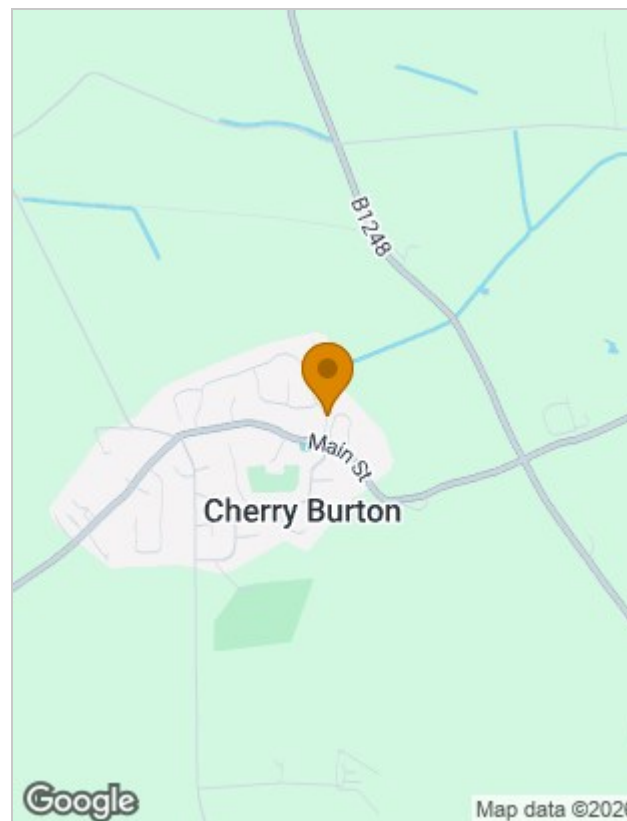


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

