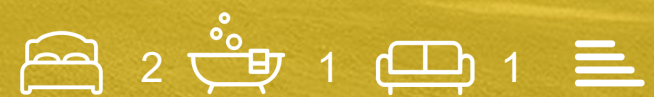


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Plot 3 Risby Homes at Maple Croft, Cherry Burton, Beverley,
£235,000



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Plot 3 Risby Homes at Maple Croft

Beverley, HU17 7RQ

- Built by award-winning local builder Risby Homes
- 758 sq ft of thoughtfully designed space
- Ground-floor WC
- Granite worktops & integrated NEFF appliances
- Two generous double rooms
- Separate kitchen and living room
- Built-in storage on both floors
- Underfloor heating to the ground floor

Thoughtfully designed and refreshingly straightforward, The Ivy makes excellent use of its 758 sq ft - a well-balanced home particularly suited to first-time buyers, couples or those looking to downsize.

On the ground floor, a separate kitchen and comfortable living room create clearly defined spaces for cooking, relaxing and entertaining. A downstairs WC and built-in storage add useful practicality without taking space away from the rooms that matter.

Upstairs, two genuinely well-proportioned double rooms are served by the family bathroom, with further built-in storage incorporated into the layout.

The result is a home that doesn't rely on unnecessary space to work well. Every room has a purpose, with comfortable proportions and the same attention to detail found across the wider Risby collection.

Granite worktops, integrated NEFF appliances, oak internal doors and underfloor heating to the ground floor are all included as standard, alongside the considered finishes and attention to detail expected from 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.

There are two Ivy plots available as part of Phase One at Maple Croft. Please speak to our Sales Team for current availability and plot-specific details.

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



£235,000



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

The Ivy

Ground Floor Plan

First Floor Plan

Living Room	4.19m x 3.50m	13ft 7" x 11ft 6"
Kitchen	3.46m x 3.41m	11ft 4" x 11ft 4"
WC	1.75m x 1.00m	5ft 7" x 3ft 2"

Total Floor Area - 758 sq.ft

Room 1	2.84m x 4.53m	9ft 3" x 14ft 9"
Room 2	2.84m x 4.53m	9ft 3" x 14ft 9"
Bathroom	1.90m x 2.50m	6ft 2" x 8ft 2"

IMPORTANT NOTICE: Computer-generated images and floor plans are for illustrative purposes only and may not represent individual properties. Layouts, dimensions, specifications, finishes, and external details may vary between plots and are subject to change. All measurements are approximate and should not be used for flooring, furniture, or appliance sizing. Kitchen layouts and furniture positions are indicative only. For full details of individual plots, specifications, and variations, please speak to our Sales Team.

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www.risbyhomes.co.uk

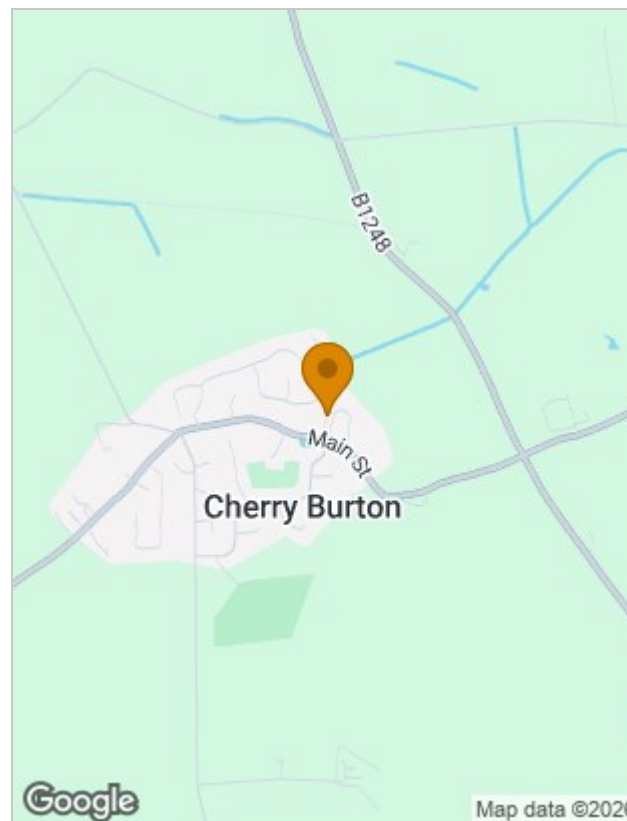
NHBC
Building Standards. Protecting Homeowners

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

