

staniford
grays



Plot 2 Risby Homes at Maple Croft, Cherry Burton, Beverley,
£465,000



4



2



2





Plot 2 Risby Homes at Maple Croft

Beverley, HU17 7RQ

- Built by award-winning local builder Risby Homes
- 1,313 sq ft of living space
- Two sets of bi-fold doors to the garden
- Granite worktops & integrated NEFF appliances
- Detached four bedroom family home
- Open-plan kitchen, dining and dayroom
- Main bedroom with en-suite
- Underfloor heating to the ground floor

With a generous open-plan ground floor and two sets of bi-fold doors opening out onto the garden, The Juniper is a home made for family life and entertaining.

Offering 1,313 sq ft across two thoughtfully planned floors, The Juniper combines four flexible rooms upstairs with generous open-plan living below.

At the heart of the ground floor is the kitchen, dining and dayroom - a bright, sociable space designed for everything from busy weekday mornings to having friends and family over. Two sets of bi-fold doors open directly onto the garden, bringing the outside in and allowing the space to come into its own through the warmer months. The layout also incorporates a lounge area, separate utility, downstairs WC and useful storage, giving family life the practical spaces it needs without compromising the open feel of the home.

Upstairs, four well-proportioned rooms provide flexibility as family needs change. The main bedroom benefits from its own en-suite, with a separate family bathroom serving the remaining rooms.

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.

Images shown are of a previous Juniper 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.

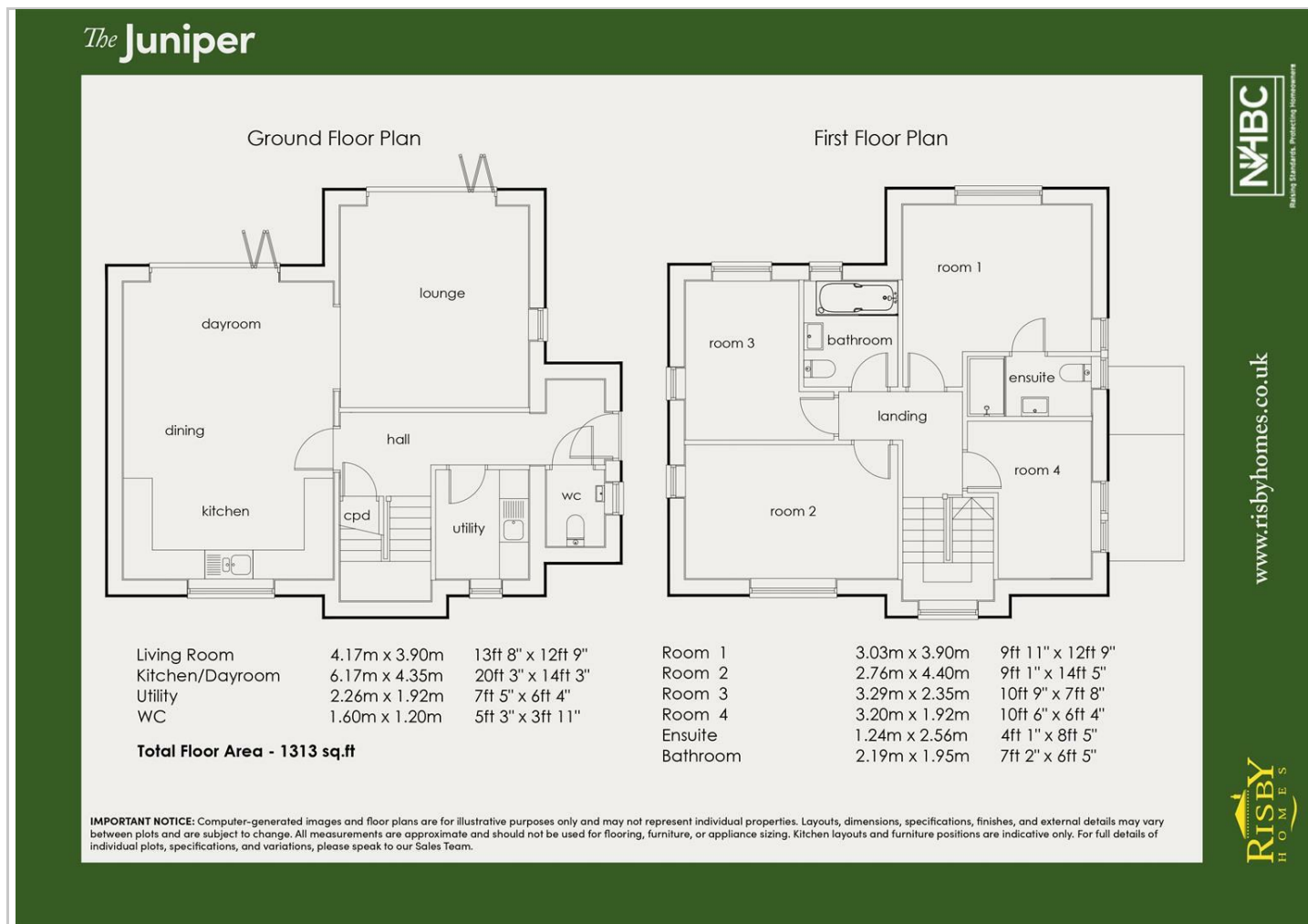
MISREPRESENTATION ACT 1967

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

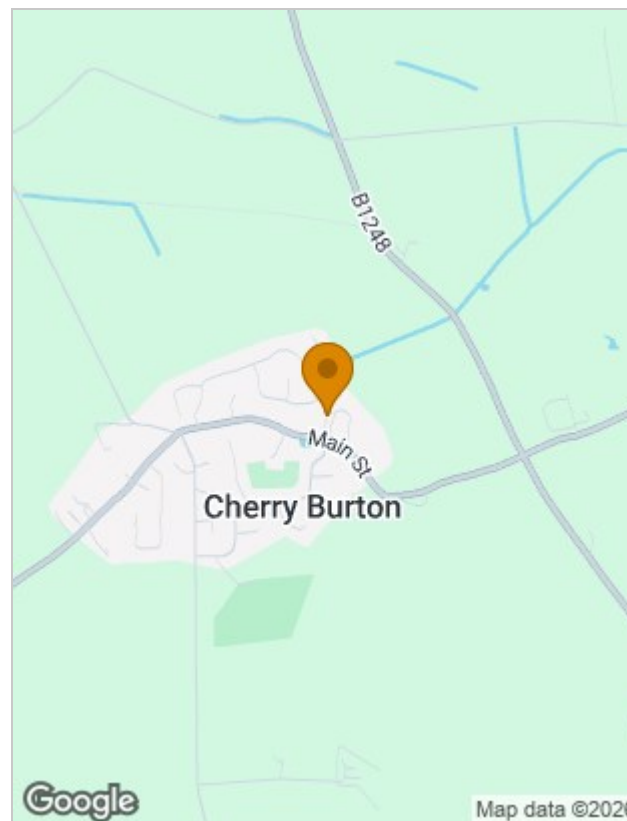


Viewing

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

