



Plot 16 Risby Homes at Hornby Walk, Walkington, Beverley,
£315,000



Plot 16 Risby Homes at Hornby Walk

Beverley, HU17 8RX

- Built by award-winning local builder Risby Homes
- Spacious open-plan kitchen, dining and living area
- Beautifully modernised with premium specification throughout
- EV car charging point and two private parking spaces
- Exclusive development just 3 miles from Beverley
- Thoughtfully converted two-bedroom cottage
- Ensuite to the principal bedroom
- Granite worktops & NEFF integrated appliances
- The only two-bedroom cottage on the development

Located just three miles from Beverley, Walkington offers peaceful village living with excellent access to shops, schools and transport links.

Walkington Primary School 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.



£315,000



Welcome to The Bramble, a distinctive two-bedroom cottage offering the perfect blend of character and contemporary living. Created through the careful conversion of an existing building, this unique home has been thoughtfully modernised by award-winning local builder Risby Homes, combining original charm with the quality craftsmanship and premium finishes the company is known for.

Designed across a single level, the home centres around a spacious open-plan kitchen, dining and living area, creating a bright and sociable space for everyday life. French doors open out onto the garden, bringing in plenty of natural light and providing an easy connection between indoors and out.

The Bramble offers two generous double bedrooms, with the principal bedroom benefiting from an ensuite shower room, while a separate family bathroom provides added convenience for guests or family members. Clever storage throughout the home helps keep everyday living organised without compromising on space.

As the only two-bedroom cottage on the Hornby Walk development, The Bramble offers a rare opportunity to enjoy the character of a converted property alongside the quality craftsmanship and premium finishes that define every Risby home.

Finished to Risby Homes' high specification, the property includes granite worktops, integrated NEFF appliances, oak internal doors, chrome sockets and switches, quality bathrooms with rainhead showers and many carefully considered details throughout, delivering a home that's ready to enjoy from day one.

The home also benefits from an EV car charging point and two private parking spaces. As a conversion, The Bramble does not include underfloor heating or solar panels.

Please note: The images shown are of a previously completed "Ivy" home and are intended to demonstrate the quality and specification offered by Risby Homes. As The Bramble is currently under construction, purchasers still have the opportunity to personalise selected finishes, subject to the stage of build.



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.

WEBSITES

<https://risbyhomes.co.uk/hornby-walk-walkington/> and www.rightmove.co.uk
www.vebra.co.uk

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.

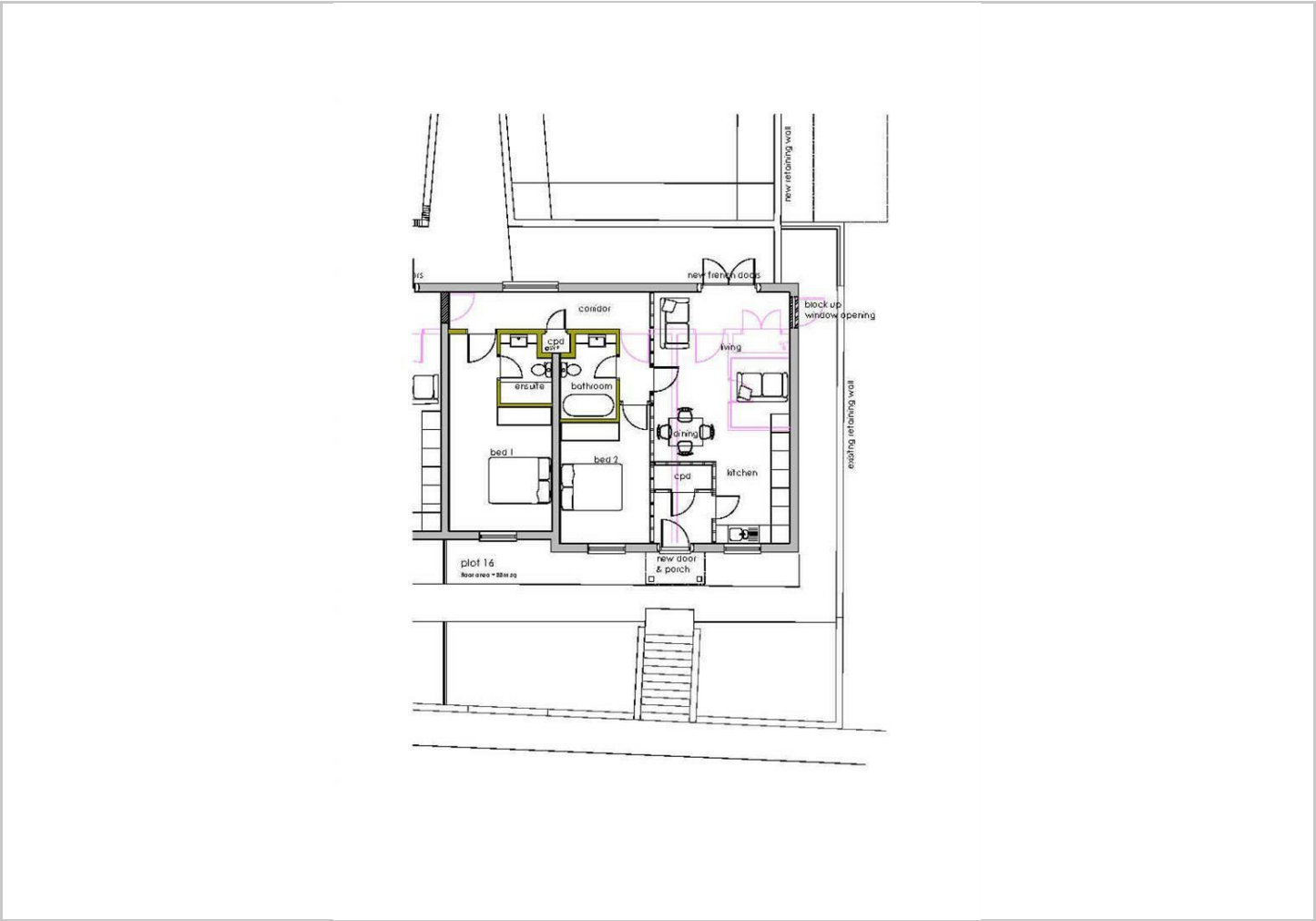
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

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.

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

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC