

staniford grays



Plot 18 Risby Homes at Hornby Walk, Walkington, Beverley,
£133,000





Plot 18 Risby Homes at Hornby Walk

Beverley, HU17 8RX

- Available through the Government's First Homes Scheme
- Prices from £190,000
- Practical single-storey layouts
- Built by award-winning local builder Risby Homes
- Village location just three miles from Beverley
- Choice of one and two-bedroom bungalows
- Spacious open-plan living areas
- Characterful conversion of an existing building
- Located on the sought-after Hornby Walk development



£133,000



Built by award-winning local housebuilder Risby Homes, these homes have been finished with the same care, craftsmanship and attention to detail found throughout every Risby development. Designed for modern living, they offer an excellent opportunity for first-time buyers looking to step onto the property ladder in one of East Yorkshire's most desirable villages.

Walkington is a thriving village with a strong sense of community, offering a village shop, pubs, playing fields and highly regarded primary school, all within easy reach. Beverley town centre is just three miles away, providing a wide range of shops, restaurants, leisure facilities and rail connections.

The A1079 and M62 offer convenient access to Hull, York and Leeds, while Beverley and Brough railway stations provide direct services to Doncaster, Sheffield and London.

These homes are available through the First Homes Scheme and eligibility criteria apply. Please contact us for further information or to discuss your eligibility.

Internal images are from a previous Risby Homes property and are indicative only.

FIRST HOMES CRITERIA

<https://www.gov.uk/first-homes-scheme>

- i) be 18 or older
- ii) be a first-time buyer
- iii) be able to get a mortgage for at least half the price of the home
- iv) not earn more than £70,000 (set by E.R.Y.C) a year before tax -this is your income from the previous tax year

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.

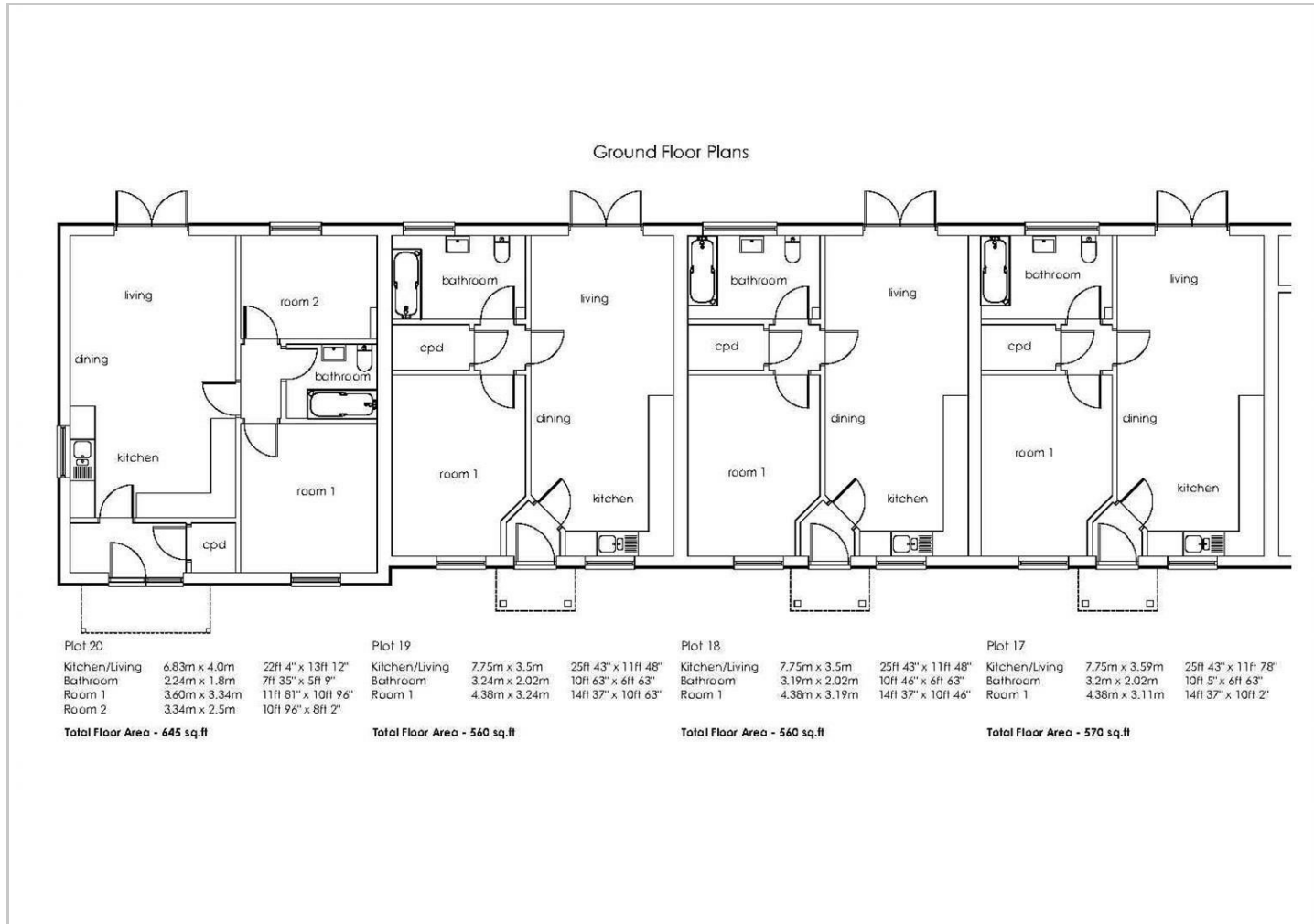
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

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.

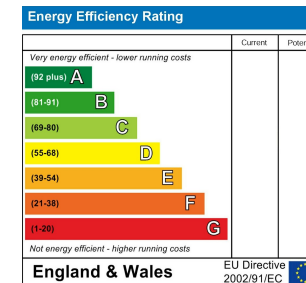
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley 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.