staniford grays



Plot 12 Risby Homes at Hornby Walk, Walkington, Beverley,

£435,000

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Plot 12 Risby Homes at Hornby Walk

Beverley, HU17 8RX

£435,000



- Built by award-winning local builder Risby Homes
- Kitchen diner with bifold doors to garden
- Underfloor heating to the ground floor
- Single detached garage and private driveway
- Intimate and exclusive development in Walkington
- Granite worktops and integrated NEFF appliances
- Main bedroom with private ensuite shower room
- Just three miles from Beverley town centre



Located just three miles from Beverley, Hornby Walk in Walkington offers the ideal balance of rural charm and modern convenience. The village has a well-regarded primary school and sits within the catchment for Beverley's Outstanding-rated secondary schools.

Beverley town centre is just a five-minute drive away, with its shops, restaurants, and rail connections. The A1079 and M62 offer easy links to Hull, York and Leeds, while nearby Beverley and Brough train stations provide direct services to Doncaster, Sheffield, London and beyond. Humberside Airport is less than 40 minutes away, and the beautiful Yorkshire Wolds offer endless opportunities for outdoor adventure right on your doorstep.

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.

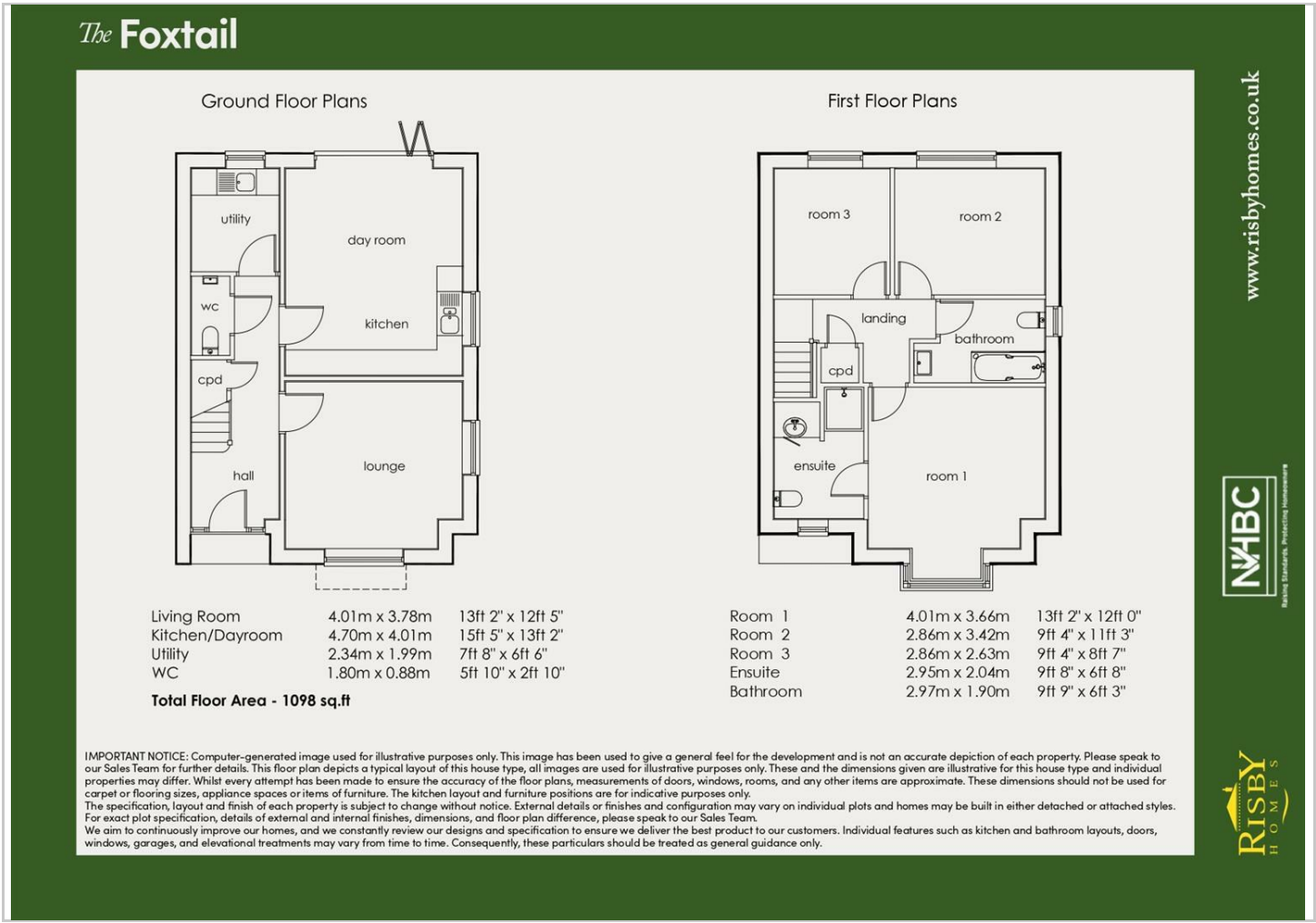
MISREPRESENTATION ACT 1967

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



Living Room	4.01m x 3.78m	13ft 2" x 12ft 5"
Kitchen/Dayroom	4.70m x 4.01m	15ft 5" x 13ft 2"
Utility	2.34m x 1.99m	7ft 8" x 6ft 6"
WC	1.80m x 0.88m	5ft 10" x 2ft 10"

Total Floor Area - 1098 sq.ft

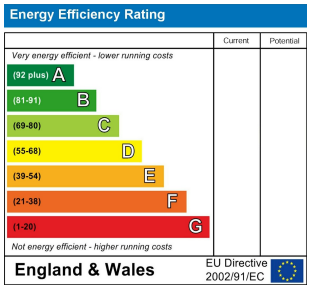
Room 1	4.01m x 3.66m	13ft 2" x 12ft 0"
Room 2	2.86m x 3.42m	9ft 4" x 11ft 3"
Room 3	2.86m x 2.63m	9ft 4" x 8ft 7"
Ensuite	2.95m x 2.04m	9ft 8" x 6ft 8"
Bathroom	2.97m x 1.90m	9ft 9" x 6ft 3"

IMPORTANT NOTICE: Computer-generated image used for illustrative purposes only. This image has been used to give a general feel for the development and is not an accurate depiction of each property. Please speak to our Sales Team for further details. This floor plan depicts a typical layout of this house type, all images are used for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ. Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms, and any other items are approximate. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. The kitchen layout and furniture positions are for indicative purposes only.
The specification, layout and finish of each property is subject to change without notice. External details or finishes and configuration may vary on individual plots and homes may be built in either detached or attached styles. For exact plot specification, details of external and internal finishes, dimensions, and floor plan difference, please speak to our Sales Team.
We aim to continuously improve our homes, and we constantly review our designs and specification to ensure we deliver the best product to our customers. Individual features such as kitchen and bathroom layouts, doors, windows, garages, and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only.

Location Map



Energy Performance Graph



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.

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