

staniford
grays



Plot 12 (Figham Gate II), Beverley Parklands, Beverley, HU17

£425,000





Plot 12 (Figham Gate II)

Beverley, HU17 0SS

- Constructed by reputable local builder, Risby Homes
- Granite worktops
- Underfloor heating
- Quiet cul-de-sac location
- 15 minute walk to Beverley town centre
- Integrated Neff appliances
- Remote control garage door



£425,000



The Evergreen Show Home, located at 66 Park Lane, Cottingham, HU16 5RD, is open daily between 10am - 4pm. No appointment necessary, walk-ins welcome.

Located to the south of the town, Figham Gate II has easy access to the A1079 and M62 for the Humber Bridge, York and Leeds, while a centrally located train station provides direct trains to Hull, Sheffield, Scarborough and London, making it the ideal base for commuters.

Within the catchment for outstanding schools and just a 30-minute drive to the coast, it's no surprise Beverley was voted one of the best places to live in The Sunday Times.

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.

WARRANTY

The properties will be certified by Building Control Partnership Ltd and will benefit from a ten-year NHBC Guarantee structural warranty.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.



Floor Plans



The Holtby




Scan to find out more about the development.

4 BEDROOMED DETACHED

With open plan living featuring two sets of bifolds, a separate study and four bedrooms, including a master with ensuite, The Holtby is a spacious home in which to thrive.

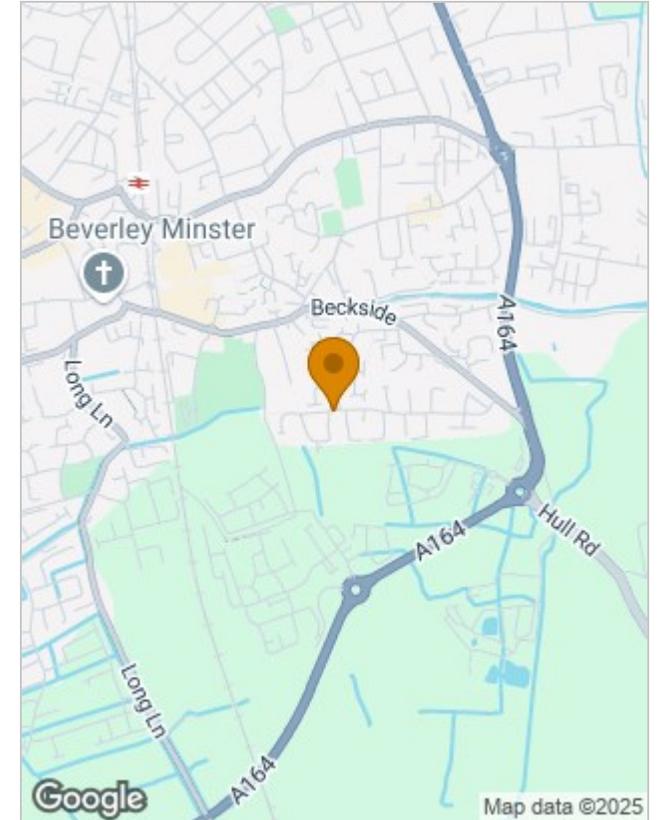


Sales Team

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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	

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.

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