



## Robin Close

Selby, YO8 3LR

**35% Shared Ownership £56,000**



35% SHARED OWNERSHIP PROPERTY ALERT!!! We are pleased to offer this THREE bedroomed semi detached house close to Selby Town Centre located in the corner of a small cul-de-dac. Benefits include gas central heating, UPVC double glazing, kitchen / diner, lounge, downstairs WC and first floor family bathroom. With a private rear garden and dedicated parking space to the front, this property is the perfect family home. Call to arrange a viewing TODAY!





**Entrance hall 5'6" x 4'0" (1.69m x 1.23m)**

Composite front entrance door. Central heating radiator. Alarm panel (Swat security).

**WC 5'1" x 0'3" (1.55m x 0.1m)**

Heated towel rail. WC and wash hand basin. Extractor fan.

**Lounge 17'11" x 11'1" (maximum) (5.48m x 3.4m (maximum))**

UPVC double glazed front window. Two central heating radiators. Staircase to first floor. Understairs cupboard. Cast iron Victorian style fireplace with wooden surround (focal point only - suitable for electric insert).

**Kitchen/Diner 13'10" x 10'1" (4.24m x 3.08m)**

UPVC double glazed rear window. Central heating radiator. Plumbing for washing machine and dishwasher. Stainless steel sink unit and drainer. Combination gas boiler. Aluminium sliding patio doors to garden.

**Staircase to first floor**

(From lounge).

**Landing****Bathroom 7'9" x 5'1" (2.37m x 1.55m)**

Vinyl flooring. UPVC double glazed window. Central heating radiator. Bath with shower over and glazed screen, WC and wash hand basin set in vanity unit. Part tiled.

**Bedroom 1 (front) 13'10" x 10'3" maximum (4.24m x 3.14m maximum)**

Two UPVC double glazed front windows. Two central heating radiators.

**Bedroom 2 (rear) 11'7" x 7'8" (3.55m x 2.35m)**

UPVC double glazed rear window and secondary double glazing. Central heating radiator. Loft access.

**Bedroom 3 (rear) 10'8" x 5'10" maximum (3.26m x 1.8m maximum)**

UPVC double glazed rear window. Central heating radiator.

**Outside - front**

Dedicated parking space and small lawn area.

**Outside - side and rear**

Small pebble area (currently used as second parking space). Side gate to enclosed rear garden. Patio and lawn area. Wooden garden shed.

**Shared Ownership / Lease information**

The RICS valuation has been approved at £160,000 for 100%, which equals £56,000 for this 35% share.

The lease is for 99 years from 1st May 2007.

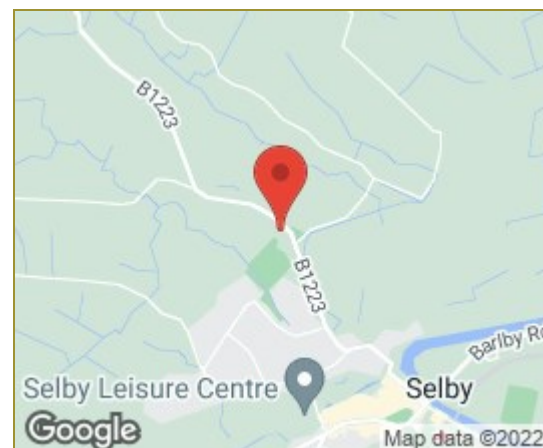
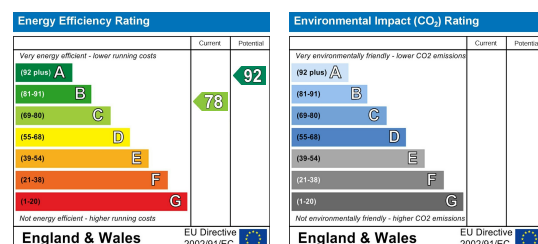
The monthly charges are £7.94 per month service charge plus £378.49 rent per month totalling £386.43. These charges will increase from 1st May 2022 to £406.88 rent and £15.27 service charge.

Selby District Council have additional restrictions for purchasers, requiring evidence of local connections to the Parish / Town the property is situated in. This may include family who live in the area.

This property can be 'staircased'. Ask for further details.

**Council Tax**

Council Tax Band B

**Area Map****Floor Plans****Energy Efficiency Graph**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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