



The Hedgerows, Eggborough £150,000

An excellent opportunity to acquire this end terrace property under the discount market sale scheme. The property enjoys modern internal accommodation and off street parking.



The property welcomes you into an entrance hallway, where there is a staircase leading to the first floor landing. The hallway gives access to the kitchen and lounge as well as the ground floor toilet.



The kitchen is located at the front of the property and comprises of a range of grey floor and wall units with a stainless steel sink and drainer set into the granite effect work surface. There is an integrated gas hob with extractor hood above and electric oven below and there is plumbing in place for a washing machine. Double glazed window to the front elevation.

The cosy yet spacious lounge is positioned at the rear of the property and enjoys great space to accommodate appropriate living room furniture with a double glazed window and single door leading out into the rear garden.

To the first floor, the property is further enhanced by two double bedrooms and bathroom/wc. Bedroom one is located to the front of the property, enjoying a sizable room with two double glazed windows. The second bedroom has a double glazed window to the rear, and each bedroom has a central heating radiator.

The property has a modern bathroom, comprising a white three piece suite with shower attachment over the bath and glass shower screen. The bathroom is partially tiled and has a double glazed frosted window and chrome heated towel rail.



Externally, the property benefits from an off street parking space to the side of the house. The property has a rear garden which is predominantly laid to lawn, with a flagged patio area and is fully enclosed with fencing.

NB:

Discount Market sale homes are offered as a form of affordable home ownership and offered at a discount on the market value and are controlled by the planning permission and Section 106 agreement.

This means that the homes will remain affordable in perpetuity and the discount applied at each subsequent sale. To qualify to purchase a discounted home you must not be able to purchase a property at full market value and be in housing need.

Please ask the selling agent for further information and an application form ready for submission to the Affordable Housing Team at North Yorkshire Council. The property purchase price of £150,000 is a representation of 100% affordable ownership with 20% off the purchase cost, at a discount on the £187,500 market value.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: B

Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

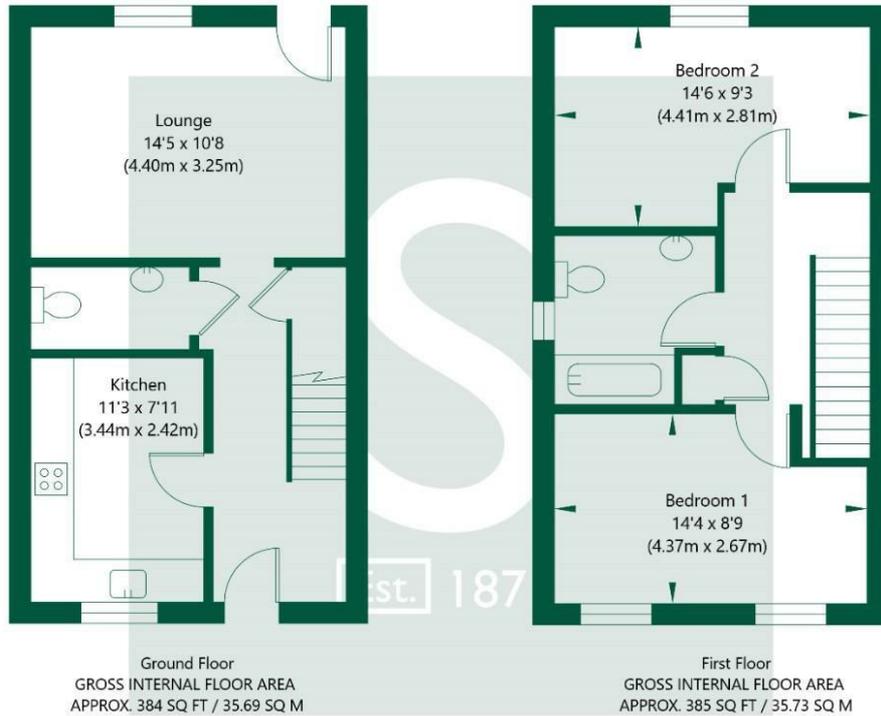
*Download speeds vary by broadband providers so please check with them before purchasing.



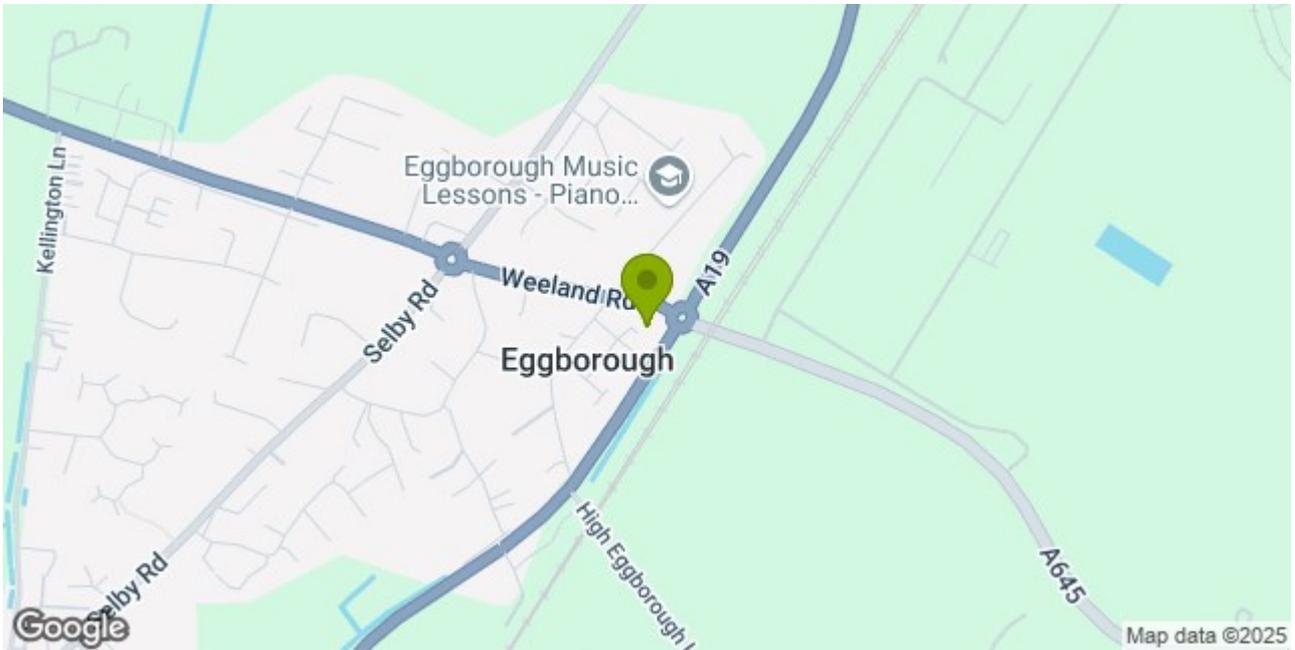
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

The Hedgerows, Eggborough, Goole, DN14 0PQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 769 SQ FT / 71.42 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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