



Far Moss, Selby
Asking Price £78,000

* 40% Shared Ownership* An excellent opportunity to acquire this three bedroom semi-detached property, located within a popular residential development on the outskirts of Selby.



The property welcome you into an entrance hallway having a ground floor cloakroom wc and staircase leading to the first floor landing. The ground floor arrangement are largely made up of a spacious lounge, enjoying a built in cupboard, perfect for storage and ample space facilitate appropriate furniture. There is a doubled glazed window to the front elevation and central heating radiator.

An internal door from the lounge leads into the kitchen dining located to the rear of the property. The kitchen is beautiful and one of the main selling features of the property, comprising a number of gloss wall and base units with oak effect work surfaces over. Incorporated into the units is a stainless steel sink unit and drainer along with a ceramic hob with extractor hood above and electric oven below. There is plumbing in place for a washing machine and freestanding space for a fridge freezer.

The kitchen has been designed to incorporate space for dining room furniture, along with a set of French doors leading out into the rear garden.

To the first floor, the property is further enhanced by three bedrooms and house bathroom. the main bedrooms is located to the front of the property, enjoying a sizable room with two double glazed windows and built in cupboard for storage. All three bedrooms benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a modern house bathroom, comprising a traditional three piece suite with shower attachment over the bath and half glass screen. There is partial tiling and a frosted double glazed window.

Externally, the property will be found in a private row of properties with off street parking to the front elevation. To the rear, is a good sized garden, being predominantly laid to lawn and enclosed to all three sides by fenced and brick boundaries.

All mains services are connected to the property. All viewings are strictly by appointment only.

EER- 80 (C)

Tenure -

Council Tax - North Yorkshire Council - Band C

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

Important information -

Tenure - leasehold - 120 years from 2017

Rent- £257.08 per month (included within the rent is the maintenance fee and building insurance) please note that the insurance does not cover personal contents, just the building only.

You can apply to buy the home if both of the following apply:

Your household income is £80,000 or less

You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- You're a first-time buyer
- You used to own a home but cannot afford to buy one now
- You're forming a new household - for example, after a relationship breakdown
- You're an existing shared owner, and you want to move
- You own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

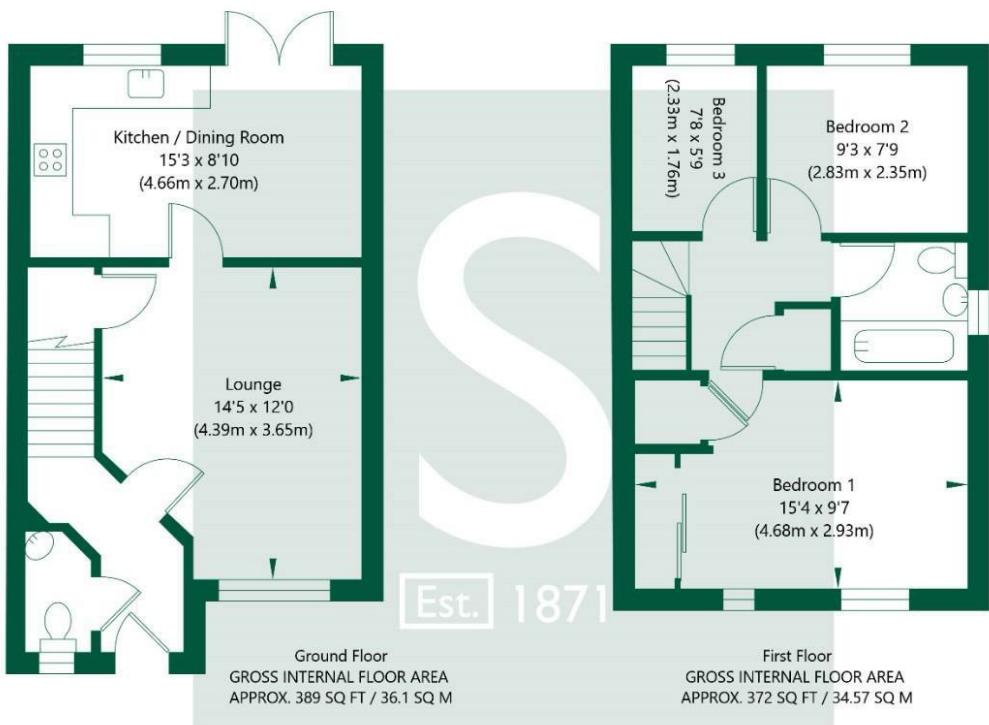
As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.

Landlords details:-

Yorkshire Housing
The Place
2 Central Place
Leeds
LS10 1FB





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 761 SQ FT / 70.67 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Boroughbridge	01423 324324
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