



6 Roxby Gardens | Thornton Le Dale, YO18 7SR

Purpose built first floor leasehold apartment offered for sale on a shared ownership basis with Joseph Rowntree Housing Trust comprising reception hallway, lounge with dining area, fitted kitchen, two

bedrooms and re-fitted shower room enjoying the benefit of electric wall heaters and uPVC double glazing, well kept gardens and parking space been offered with no upward chain.

Guide Price £80,000



6 Roxby Gardens | Thornton le Dale.



ENTRANCE DOOR

Leads to staircase leading to first floor with door leading to:

LANDING

With good sized walk-in cupboard, access to roof space and doors to all principal rooms. Airing cupboard housing hot water cylinder with cupboard above.

SITTING ROOM

13'1" x 11'4" (3.99 x 3.45)

With wall mounted electric heater, coving to ceiling, double glazed window to the front elevation.

KITCHEN

9'7" x 6'10" (2.92 x 2.08)

With a range of units comprising single drainer sink unit set within roll edged worksurfaces, further wall and base units incorporating drawer compartments with tiled splash-backs, space for cooker and washing machine. Double glazed window to the front elevation. Wall mounted electric heater.

BEDROOM ONE

11'0" x 10'5" (3.35 x 3.18)

Wall mounted electric heater, double glazed window to the rear elevation.

BEDROOM TWO

10'1" x 7'2" (3.07 x 2.18)

Window to the rear and wall mounted electric heater.

SHOWER ROOM

Comprising shower cubicle with shower unit; vanity unit with inset wash basin with cupboards below, low flush w.c.; wall boarding, wall mounted electric heater; double glazed window to the rear elevation.

OUTSIDE

Communally maintained and managed grounds/gardens adjacent to the front door is a shared store.





TENURE

A new lease will be drawn up on commencement of the occupancy of the new owners. Prospective purchasers subject to financial assessment through Joseph Rowntree Housing Trust.

NOTES

Warden assisted alarm call system.

Agent restriction applies 55 years of age.

Disabled persons of any age.

Communal gardens and grounds.

70% Ownership. 30% Joseph Rowntree Housing Trust.

External repairs - Joseph Rowntree Housing Trust responsible.

Internal repairs - Owner's responsibility.

SERVICE CHARGE

The guide price quoted is for a 70% share of the leasehold. A new 60 year lease is created on transfer of ownership.

The service charge is £ 210 per month and covers warden service, the upkeep of the residents lounge and laundry room and external repairs, external decoration, garden, building insurance and the Trust's administration costs.

SERVICES

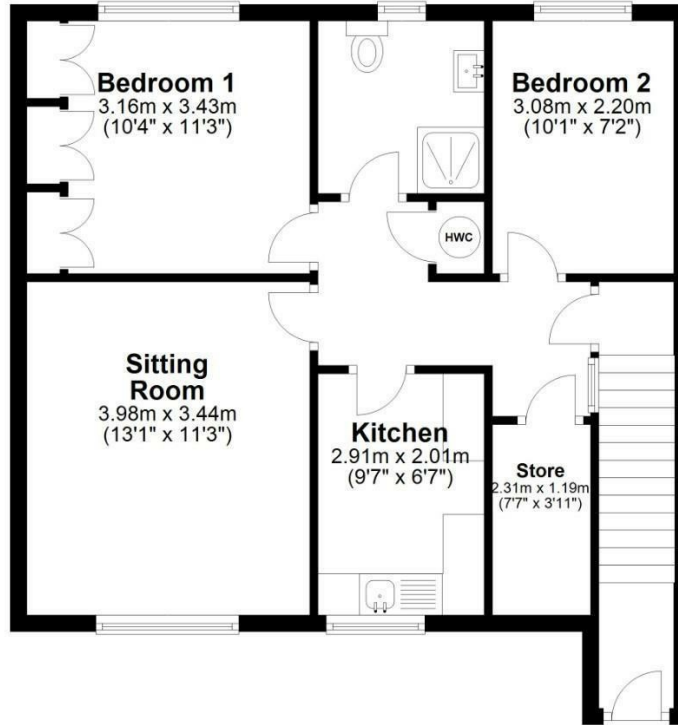
Water, electricity and drainage.



6 Roxby Gardens |

First Floor

Approx. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)
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VIEWING

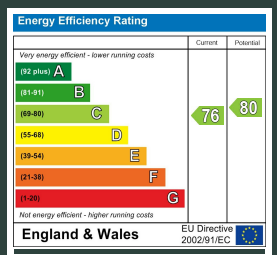
Strictly By Appointment with the agents.

COUNCIL TAX BAND

Band C

ENERGY PERFORMANCE RATING

C



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