



## Moor Lane, Hunsingore, Wetherby 25% Shared Ownership £71,250

An exciting shared ownership opportunity with Broadacres Housing Association to part buy between 25% and 80% and part rent a brand new energy efficient cottage style 3 bedroom semi-detached village home built by Mallard Homes in 2022.

\*\*\* BRAND NEW HOME & READY TO MOVE INTO \*\*\*



### Property Overview

A fabulous shared ownership opportunity on the fringes of Hunsingore situated less than 4 miles off both the A59 and A1(M). 4 miles from Wetherby and 11 miles from the outskirts of both York and Harrogate.

### Inside

A hallway with cloakroom/wc leads off into a 17'6" long (5.33m) living room and stylish dining kitchen featuring a range of base and wall storage cupboards complemented by freestanding appliance space.

The first floor landing leads off into a generous 17'6" long (5.33m) principal bedroom, 2 further bedrooms (both with rural glimpses) and a bathroom.



Other internal features of note include radiator central heating via an air source heat pump, double glazing and solar panels supplementing the property's energy supply.

### Outside

A driveway to the side provides parking and the property also offers an EV charging point. The rear garden is enclosed and mainly laid to lawn.

### So How Does Shared Ownership Work?

Shared Ownership is a Government funded scheme allowing you to buy a share in a new home. You can buy as little as a 25% share up to as much as 80% and rent the remaining share from Broadacres Housing Association. The greater the share you own the lower amount of rent is payable as illustrated in the examples below:

25% Ownership = £71,250 plus Weekly Rent £113.04  
35% Ownership = £99,750 plus Weekly Rent £97.97  
40% Ownership = £114,000 plus Weekly Rent £90.43  
50% Ownership = £142,500 plus Weekly Rent £75.36  
60% Ownership = £171,000 plus Weekly Rent £60.29  
70% Ownership = £199,500 plus Weekly Rent £45.22  
80% Ownership = £228,000 plus Weekly Rent £30.14



This property comes with a peace of mind 10 year NHBC warranty.

Please Note : To buy this property you must be an "Eligible Occupier" and have a "Local Connection" to the area formerly known as the Harrogate Borough Council.

For confirmation of your eligibility to buy this property please contact Broadacres Housing Association on 01609 767900 or go to [www.broadacres.org.uk](http://www.broadacres.org.uk) where you will also be able to download an Application Form.

### Eligible Occupier & Local Connection

"Eligible Occupier" means a person or household containing a person who is in need for a property of this type and must have a "Local Connection" with the area formerly known as Harrogate Borough Council.

"Local Connection" means that you or a person within the household currently lives within the defined area and has lived there for at least 2 years.

Or has close family resident in the defined area (minimum of 5 years).

Or who has previously lived in the area for a continuous period of 10 years.

Or who has been in employment for a minimum of 12 months for no less than 12 hours per week.

### Energy Efficiency

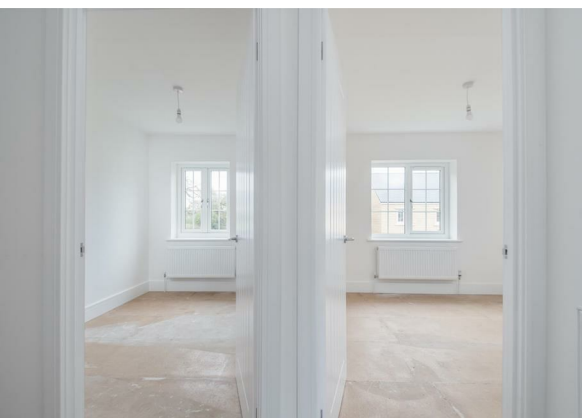
This property's current energy rating is B (85).

### Tenure

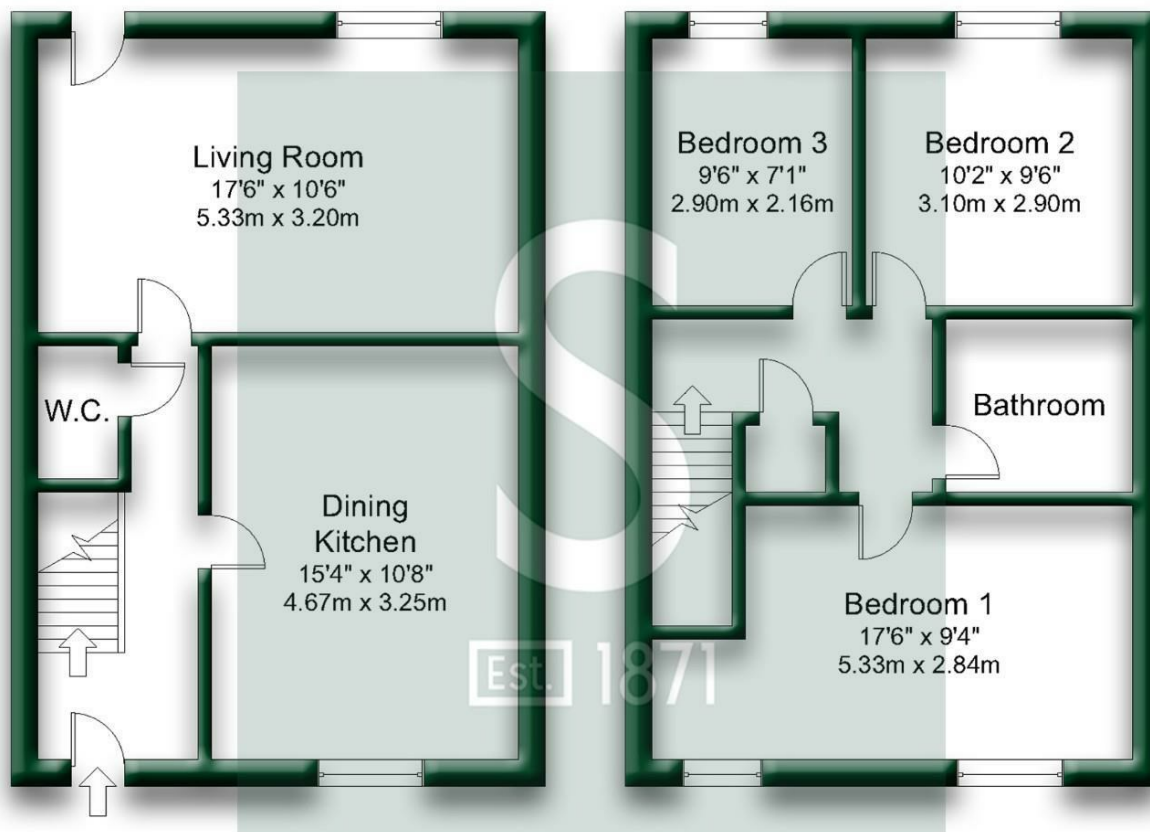
We have been informed by the Vendor that the property is leasehold with a 125 year lease.

### Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is to be confirmed. The postcode for the property is LS22 5FQ.







**Ground Floor**

**First Floor**

Gross internal floor area (approx.): 84.9 sq m (914 sq ft)

Not to Scale. Copyright © Apex Plans.



#### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

#### Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

#### Associates

CS Hill FNAEA  
 N Lawrence

