

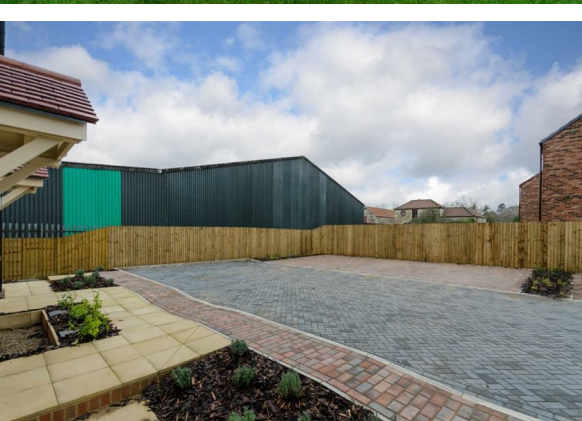
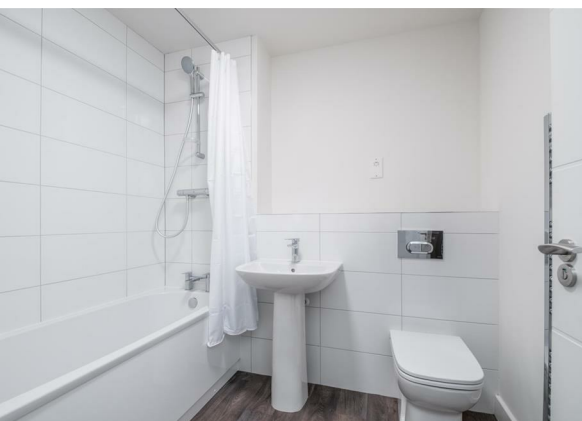


## Hymas Court, Burton Leonard, Harrogate 40% Shared ownership £108,000

An exciting shared ownership opportunity with Broadacres Housing Association to part buy between 25% and 80% and part rent a brand new 2 bedroom semi-detached property built by Wharfedale Homes in a picturesque village.

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





## Property Overview

Built by Wharfedale Homes in 2022 on their new Holber Hill development in the picturesque village of Burton Leonard approximately 6 miles north of Harrogate, 6 miles west of Boroughbridge and 4 miles south of Ripon. This exciting shared ownership opportunity with Broadacres Housing Association offers the chance to part buy and part rent a brand new 2 bedroom semi-detached property featuring a reception hall with cloakroom/wc, living room, kitchen, 2 double bedrooms and a bathroom complemented by double glazing, gas fired radiator central heating, off road parking and an enclosed rear garden with rural views.

## 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 = £67,500 plus Weekly Rent £107.09

35% Ownership = £94,500 plus Weekly Rent £92.81

40% Ownership = £108,000 plus Weekly Rent £85.67

50% Ownership = £135,000 plus Weekly Rent £71.39

60% Ownership = £162,000 plus Weekly Rent £57.12

70% Ownership = £189,000 plus Weekly Rent £42.84

80% Ownership = £216,000 plus Weekly Rent £28.56

This property comes with a peace of mind 10 year NHBC warranty and there is an Service Charge of £0.37 per week.

Please Note : To buy this property you must be an "Eligible Occupier" and have a "Local Connection" to Burton Leonard.

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" to Burton Leonard, Bishop Monkton, Markenfield, Markington or South Stainley.

"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.

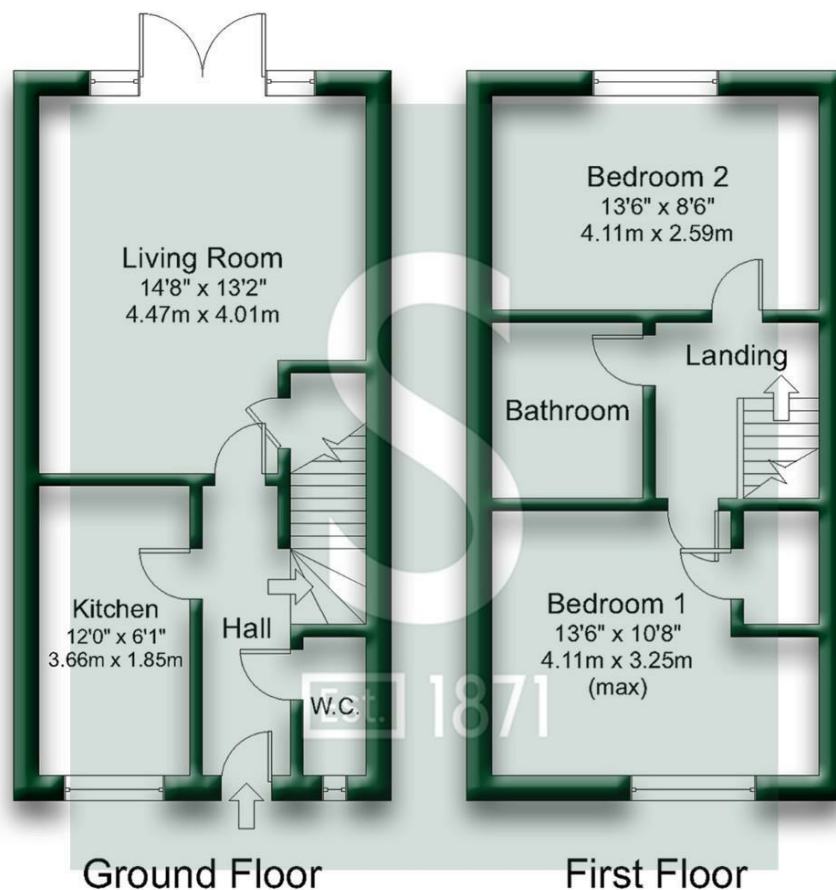
Or who has been in employment for a minimum of 12 months for no less than 12 hours per week.

## Council Tax & Postcode

This property is within Harrogate Borough Council and the tax band is to be confirmed. The property's postcode is HG3 3FE.

## Energy Efficiency

This property's current energy rating is B and has the potential to be improved to an EPC rating of A.



Gross internal floor area (approx.): 70.6 sq m (760 sq ft)

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## Stephensons

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## Associates

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