



Newby Court, Langthorpe, Boroughbridge 50% Shared Ownership £120,000

An excellent opportunity for first time buyers to acquire a 50% share in ownership of this immaculately presented 2 bedroom semi-detached house which is crucially available for sale with no forward chain.



Accommodation

The property is entered into a spacious hallway which benefits from a convenient downstairs WC.

The kitchen is located towards the front of the property and has both base and wall storage units. There is an integrated Zanussi electric oven with four point electric hob as well as space for a freestanding fridge/freezer and automatic washing machine. The kitchen has laminate heat resistant preparation surfaces which incorporate a 1 & 1/2 stainless steel sink. There is also ample room for a dining table.

The sitting room is located towards the rear of the property and is spacious in size. French doors to the rear elevation lead out to the garden and there is also a useful understairs storage cupboard.

Stairs from the entrance hall lead up to the first floor landing.

The property has two well-proportioned double bedrooms with bedroom one having a fitted storage cupboard.

The house bathroom is contemporary in design and comprises a three-piece suite including bathtub with shower over, low flush WC and wash hand basin with mixer tap.

To The Outside

To the outside, the property has an enclosed rear garden with a flagged patio leading to a large lawned area with raised flowerbed beyond.

At the front of the property is a tarmac drive offering off-street parking with a flagged path leading up to the front door.

Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (97).

So How Does Shared Ownership Work?

Shared Ownership is a Government funded scheme allowing you to buy a share in a new home. In this instance, you can buy as little as a 50% share 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:

50% £120,000 plus Weekly Rent £61.00

Plus the Estate Charge of £2.71 per week.

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 Boroughbridge, Cundall, Kirby Hill, Langthorpe, Milby, Newby, Norton-le-Clay, Roecliffe, Skelton-on-Ure and Thornton Bridge.

"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.

Additional Information

Tenure: Leasehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: B - North Yorkshire Council

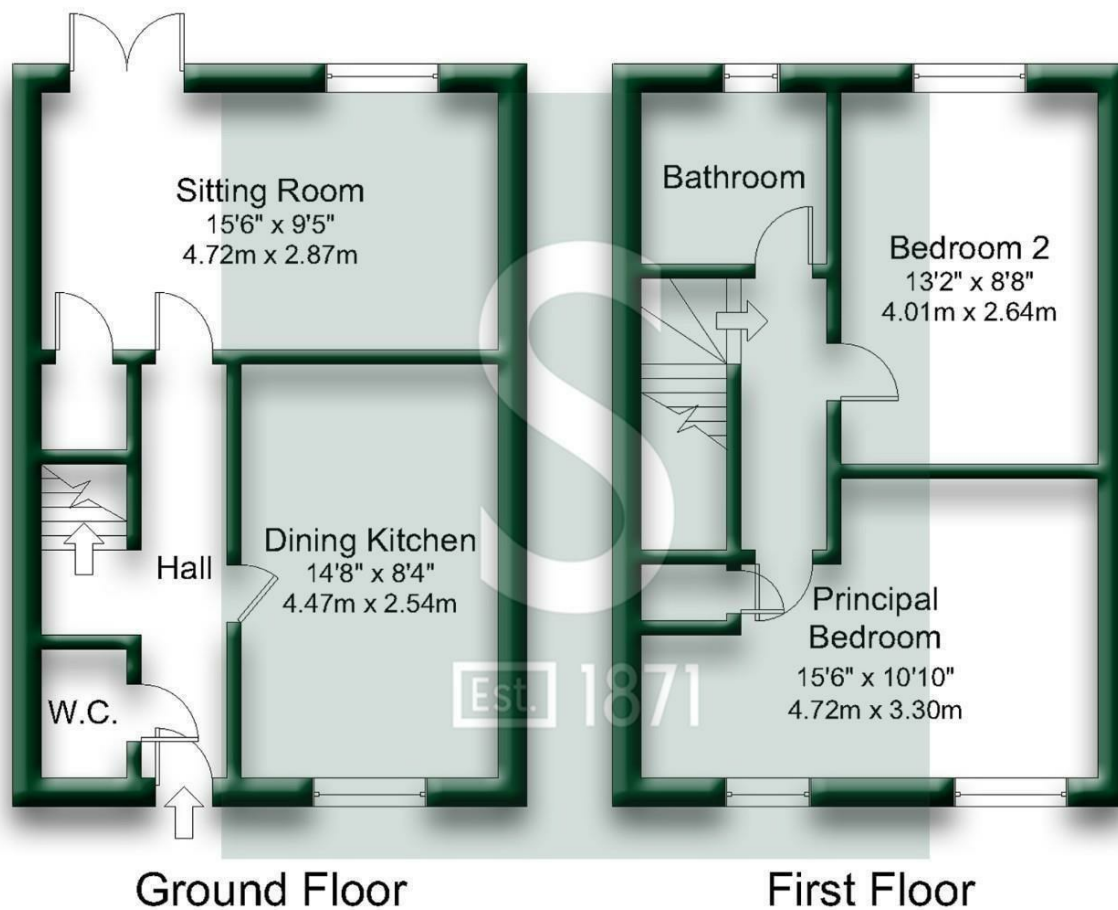
Current Planning Permission: No current valid planning permissions

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

Leasehold Details

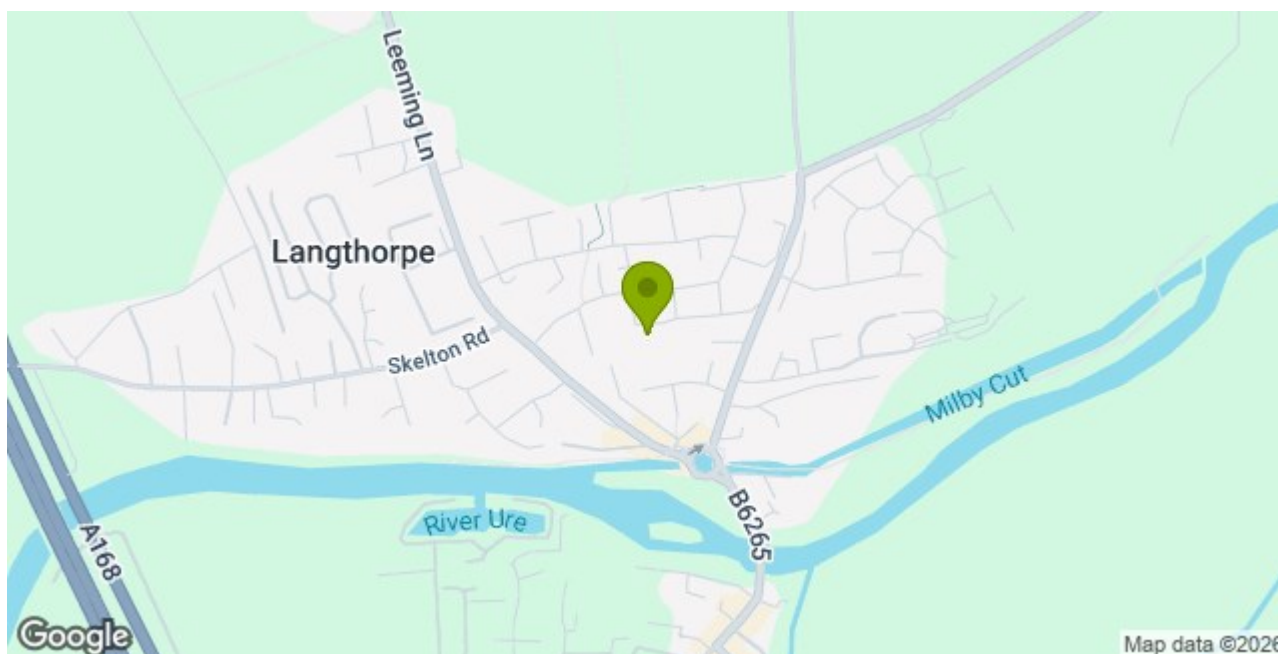
Starting Year of Lease: 2023 - 125 year lease

Years Remaining on Lease: 123 years



Gross internal floor area (approx.): 70 sq m (753 sq ft)

Not to Scale. Copyright © Apex Plans.



Stephensons

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Associates

N Lawrence

