



Lascelles Place, Goldsborough, Knaresborough 25% Shared Ownership £70,000

An exciting shared ownership opportunity with Broadacres Housing Association to buy between 25%-80% and part rent the remainder of a brand new 2 bedroom semi-detached property on Grainger Park, an outstanding new development by Stonebridge Homes. Please note that to apply for one of these new homes you must have a local connection.

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

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Inside

The ground floor living accommodation on offer includes an entrance lobby, cloakroom/wc, living room and a dining kitchen featuring a range of base and wall storage cupboards and a built-in oven and hob complemented by freestanding appliance space.

The first floor landing leads off into two double bedrooms and a bathroom with a shower over the bath.

Other internal features of note include LPG central heating to radiators, double glazing and the residue of a 10 year structural warranty.

Outside

Externally there is a parking space with electric hook up and an enclosed lawned garden with garden shed.

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%	£70,000 plus Weekly Rent	£111.06
35%	£98,000 plus Weekly Rent	£96.25
40%	£112,000 plus Weekly Rent	£88.85
50%	£140,000 plus Weekly Rent	£74.04
60%	£168,000 plus Weekly Rent	£59.23
70%	£196,000 plus Weekly Rent	£44.42

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 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 Knaresborough villages Sub Area including the villages of Arkendale, Brearton, Coneythorpe & Clareton, Copgrove, Farnham, Ferrensby, Flaxby, Goldsborough, Scotton, Staveley, Walkingham Hill with Occaney, but in the event that no such person or household seeks to occupy the Affordable Housing Unit then the Registered provider may widen the Local Connection catchment to the District of the Council with the written approval of the DC.

"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

The property's current energy rating is C (77) and has the potential to be improved to an EPC rating of B (90).

Services

We have been informed by the Vendor that all mains services are connected to the property

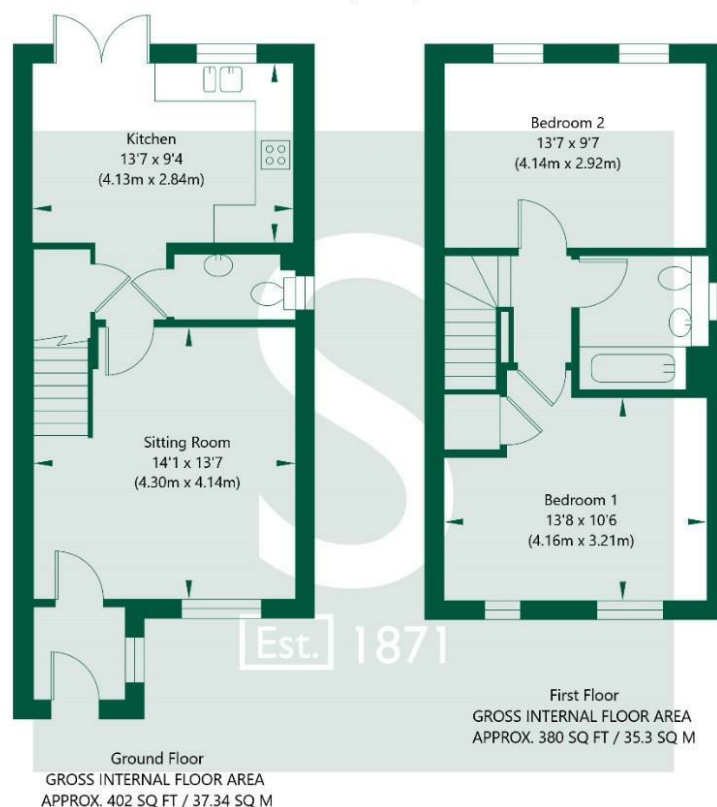
Tenure

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 property's postcode is HG5 8FP.

Lascelles Place, York, HG5 8FP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 782 SQ FT / 72.64 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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