



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.

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
 EPC: B (84)
 Current Planning Permission: No current valid planning permissions

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



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, which 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, the property has an enclosed rear garden with a flagged patio leading to a large lawn 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.

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

"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.

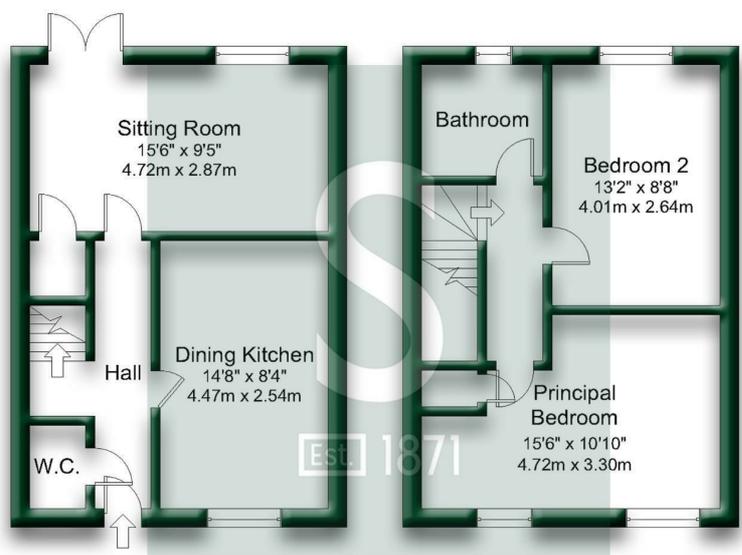
Leasehold Details:

Starting Year of Lease: 2023 - 125 year lease

Years Remaining on Lease: 123 years

Estate Charge: £2.71 per week (£140.92 per annum)

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



Ground Floor

First Floor

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

Not to Scale. Copyright © Apex Plans.

Partners:

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 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
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