




Broadacres



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

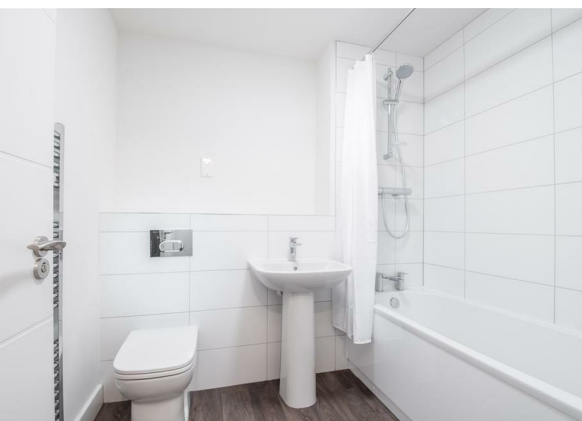
An exciting shared ownership opportunity with Broadacres Housing Association to part buy between 25% and 80% and part rent a brand new 2 bedroom semi-detached property built by Wharfedale Homes in a picturesque village.

*** 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 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.

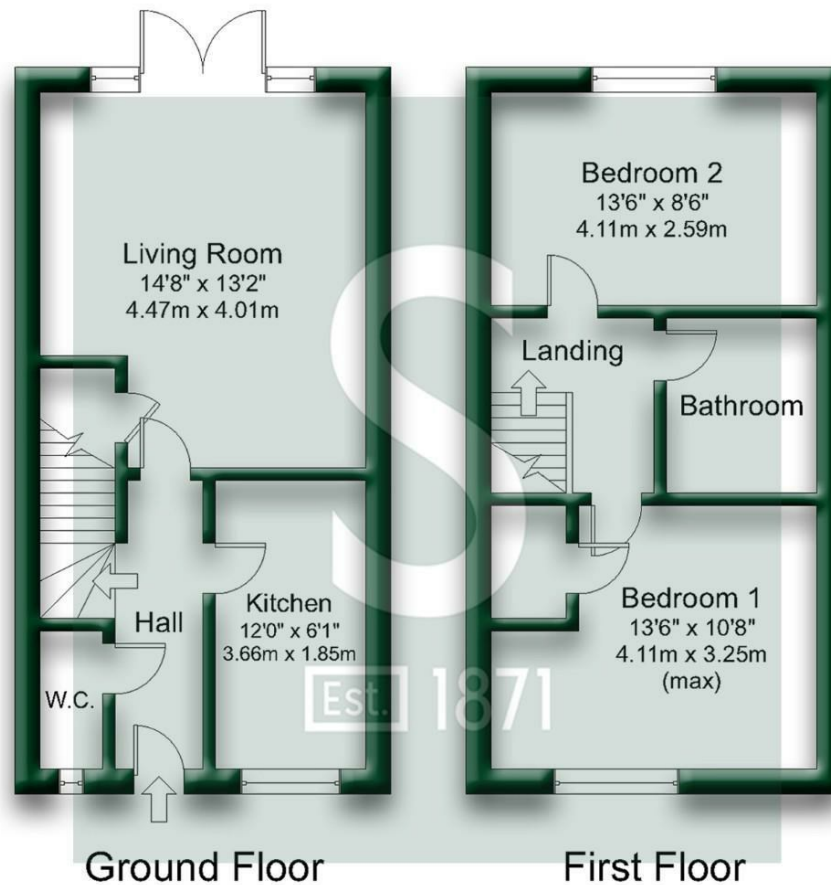
Council Tax & Postcode

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

Energy Efficiency

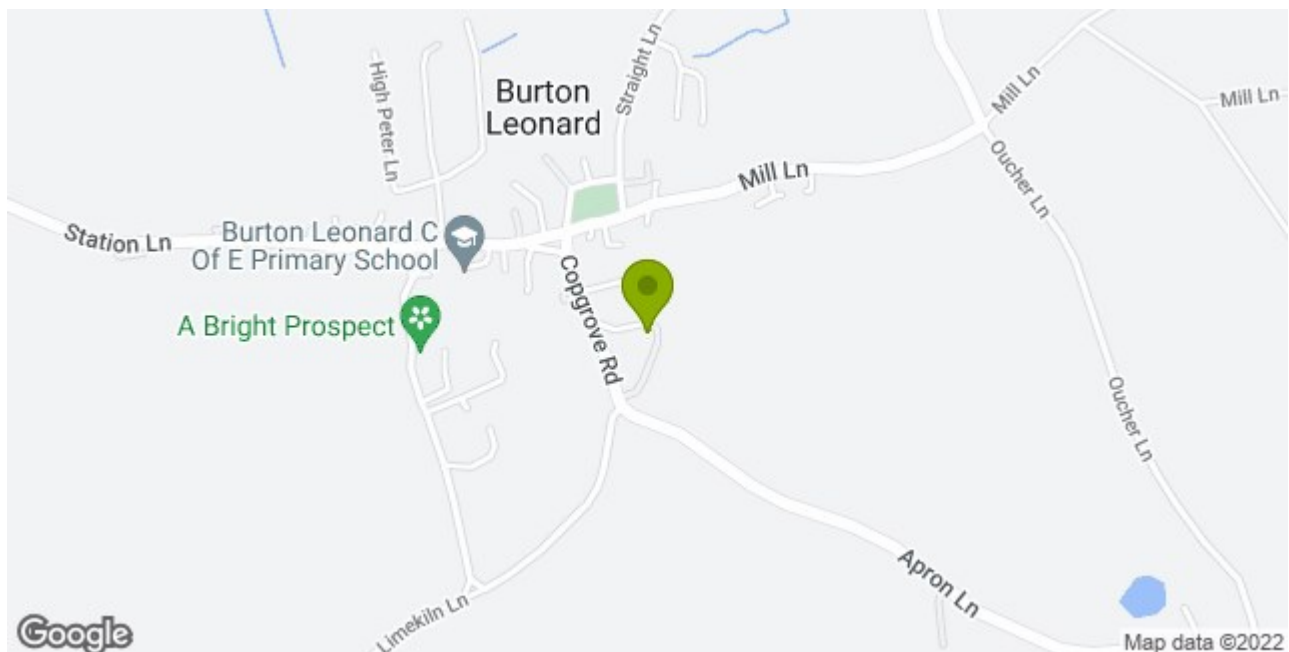
This property's current energy rating is B and has the potential to be improved to an EPC rating of A.





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

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N J C Kay BA (Hons) pg dip MRICS
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