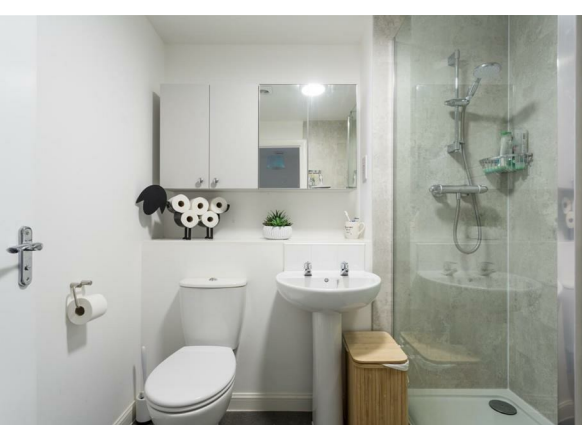




Hereford Way, Boroughbridge 25% Shared Ownership £55,000

**** 25% SHARED OWNERSHIP ****

An excellent opportunity for first time buyers to acquire a minimum 25% share ownership of this immaculately presented 2 bedroom mid town house enjoying a delightful rear garden and off road parking.



Accommodation

The property is accessed through a composite front entrance door into a reception hall with staircase leading to the first floor accommodation.

The feature room of the property is the open plan living and dining kitchen which has a stylish range of built-in base units to two sides with laminated worktops and an inset stainless steel sink unit. There is additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in Zanussi electric oven with a separate four point Zanussi gas hob unit. The kitchen provides plumbing for a washing machine and space for a freestanding fridge freezer unit.

There is a television aerial point as well as a single and double radiator, in addition to a built-in understairs storage cupboard.

A rear entrance lobby leads out to the garden beyond and services the downstairs cloakroom which has a low flush WC and pedestal wash hand basin with tiled splashbacks, in addition to a radiator and extractor fan.

To the first floor are two double bedrooms, the main bedroom of which is positioned at the front of the house having a built-in overstairs storage cupboard.

Bedroom two has a built-in wardrobe and both bedrooms benefit from radiators.

The internal accommodation is completed by a modern house bathroom having a low flush WC, pedestal wash hand basin and walk-in shower cubicle with a drying bay and full height tiled surround. There is an extractor fan, radiator and shaving socket.

To The Outside

The property is accessed directly off Hereford Way having an allocated parking space directly to the front of the property.

To the front elevation is a covered storm porch which adjoins an herbaceous front bed.

Directly to the rear of the property is a full width flagged patio which steps out onto a central gravelled lawn with further flagged pathway and hardstanding which adjoins the rear boundary.

The rear garden is enclosed to all sides by fenced boundaries and there is gated access and space for bins and offering a right of way back to the front of the property.

The garden shed is included within the sale and a water tap is located off the rear elevation.

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 home. On this property you can buy a 25% share and rent the remaining share from Broadacres Housing Association. The rent on this property is outlined below:

25% £55,000 plus Weekly Rent £93.29

Plus the Estate Charge of £4.71 per week.

It should be noted that once completed on the 25% share a buyer has the option to 'staircase' allowing them to purchase up to an 80% share and rent the remaining 20% share from Broadacres Housing Association.

Eligible Occupier & Local Connection

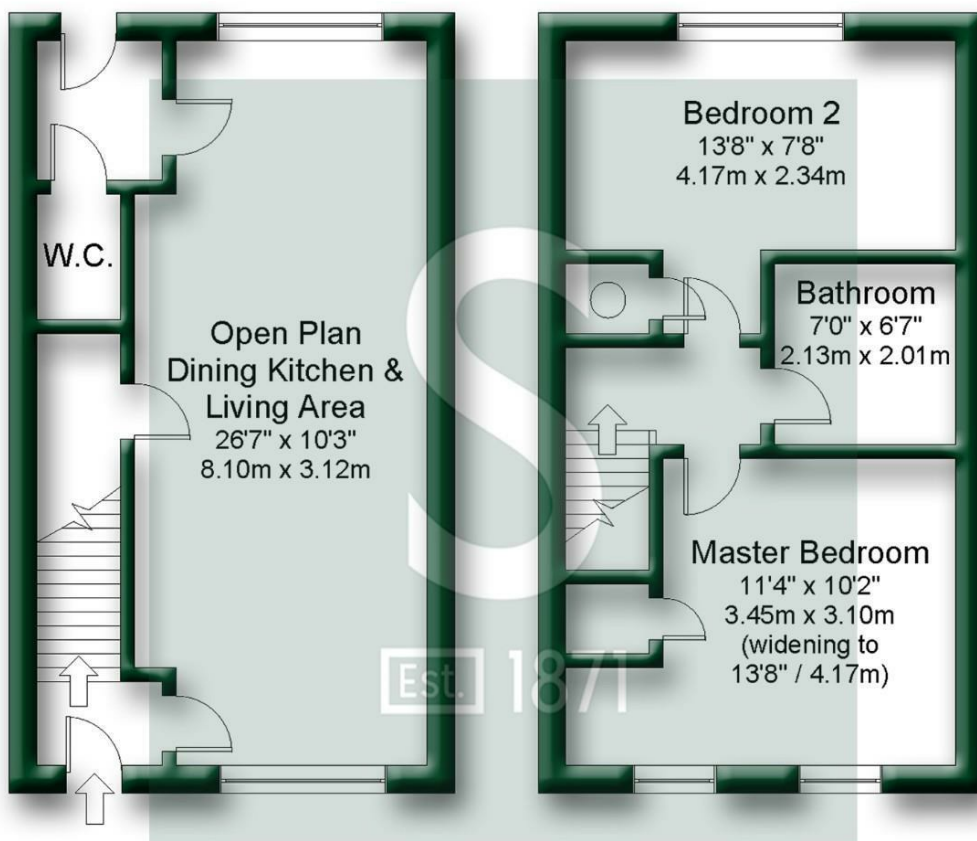
"Eligible Occupier" means a person or household containing a person who has a "Local Connection" to the Vale of York sub area comprising the parishes of: Boroughbridge, Ellenthorpe, Kirby Hill, Milby, Norton-Le-Clay, Skelton -On-Ure, Westwick, Cundall with Leckby, Humberton, Lanthorpe, Newby with Mulwith, Roecliffe, Thornton Bridge and has been expanded to include the entirety of the former Harrogate District Council.

"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 is in permanent employment in that area.

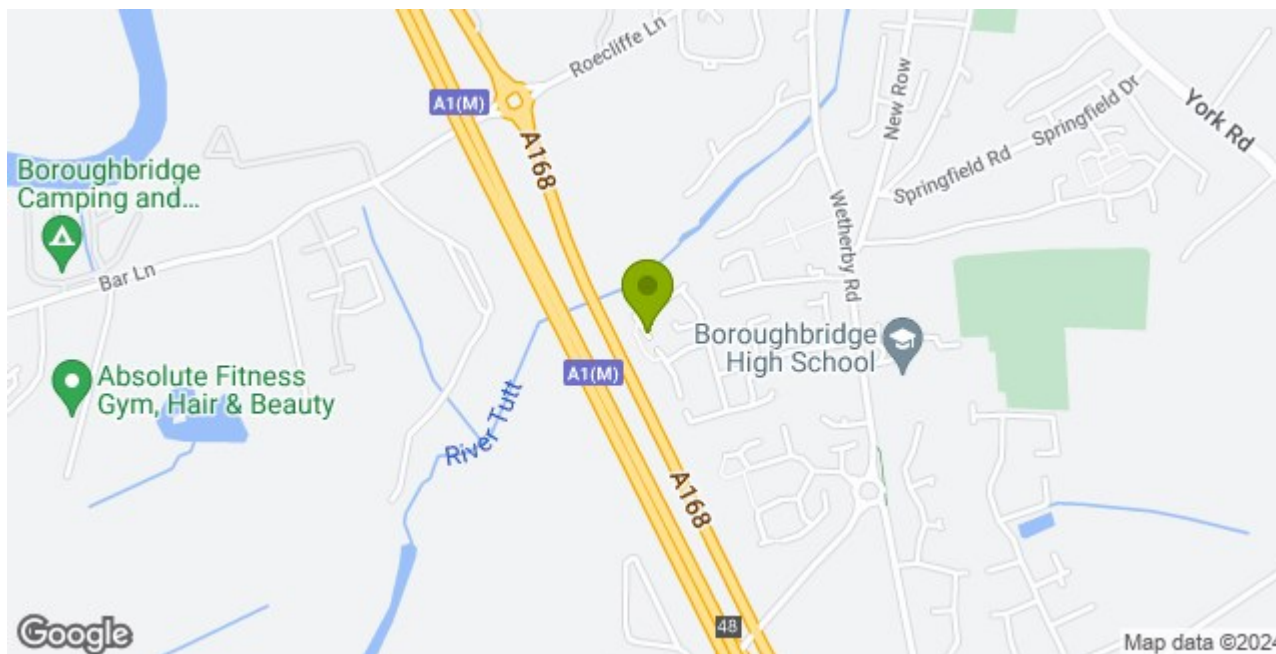


Ground Floor

First Floor

Gross internal floor area (approx.): 67.8 sq m (730 sq ft)

Not to Scale. Copyright © Apex Plans.



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
 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
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

N Lawrence

